

# BEST

BUILDING EXCELLENT SCHOOLS TODAY

MAY 2021



**COLORADO**  
Department of Education  
Capital Construction Unit

SUMMARY OF BUILDING EXCELLENT SCHOOLS TODAY (BEST)  
FY2021-22 GRANT APPLICATIONS  
RECEIVED FEBRUARY 5, 2021





## SUMMARY OF BUILDING EXCELLENT SCHOOLS TODAY (BEST) FY2021-22 GRANT APPLICATIONS

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

**Capital Construction Assistance Board Members**

Scott Stevens (Chair)	Executive Director of Construction – Bond Program, Boulder Valley School District
Jane Crisler (Vice Chair)	K-12 Market Leader/Historic Preservation/Associate, Eppstein Uhen Architects
Brian Amack	Director of Technology, Morgan County School District Re-3
Vaishali McCarthy	School Facilities Planner/Manager, Denver Public Schools
Allison Pearlman	Manager, Design & Construction, Aurora Public Schools
Brett Ridgway	Chief Business Officer, District 49
Matthew Samelson	Director of Special Projects, Donnell-Kay Foundation
Michael Wailes	School Board Member, Weld County RE-5J School District
Wendy Wyman	Executive Director, Mountain BOCES

**Division Staff**

Andy Stine	Director of Capital Construction
Angel Garcia	Program Assistant
Meg Donaldson	Regional Program Manager (Southwest)
Cheryl Honigsberg	Regional Program Manager ( <i>Southeast &amp; Central</i> )
Jay Hoskinson	Regional Program Manager ( <i>Northeast</i> )
Julia Fitzpatrick	Regional Program Manager ( <i>Northwest</i> )
Dustin Guerin	Supervisor, Statewide Facility Assessment
Tim Cissell	Regional Facility Assessor ( <i>Southeast</i> )
Sean Donahue	Regional Facility Assessor ( <i>Central</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 FY2018-19 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 needy 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;
- Provided funding to the Assistance Fund for capital construction projects addressing health & safety, technology, overcrowding, and other;
- Provided for technical assistance to school districts, charter schools, BOCES, and the CSDB.

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 FY2021-22 grant cycle, BEST received 43 applications totaling \$657 million, requesting \$336 million in State funds, and providing \$321 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.

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; 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.

**NOTE: Due to social distancing requirements aimed at reducing the spread of COVID-19 the review process outlined below is subject to change and modification.**

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

Applications will be reviewed in the order provided, organized by project type, then alphabetically by county, then 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 (waivers to prevent exceeding maximum available bonding capacity) will automatically be approved; a waiver evaluation will not be needed.
  - The Board Chair will entertain a motion to approve the applicant's waiver request:
    - 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
- 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
- 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.]*

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**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. All other projects.
- 6.2.6. Among other considerations, the Board may take into account the following in reviewing Applications:
- 6.2.6.1. The amount of the matching contribution being provided in excess of or less than the minimum;
- 6.2.6.2. Whether the Applicant has been placed on financial watch by the Colorado Department of Education;
- 6.2.6.3. Overall condition of the Applicant’s existing facilities;
- 6.2.6.4. The project cost per pupil based on number of pupils affected by the proposed Project;
- 6.2.6.5. The project life cycle.

6.2.6.6. The Public School Facility's Facility Condition Index (FCI), Colorado Facility Index (CFI), school priority score and construction guidelines score.

6.2.6.7. The Applicants ability to help itself, including available bonding capacity, planning and criteria in sections 4.1.1 or 4.1.2 or 4.1.3.

6.3. Additional actions the Board may take when reviewing an Application:

6.3.1. The Board may modify the amount of Financial Assistance requested or modify the amount of Matching Moneys required;

6.3.2. The Board may recommend funding a project in its entirety or recommend a partial award to the project;

6.3.2.1. If a project is partially funded a written explanation will be provided.

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

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

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

## 7. BEST Lease-purchase Funding

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

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

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

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

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

## 8. Payment and Oversight

8.1. Payment.

8.1.1. All 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.

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### 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.

## DEPARTMENT OF EDUCATION

## Division of Public School Capital Construction Assistance

## PUBLIC SCHOOL FACILITY CONSTRUCTION GUIDELINES

## 1 CCR 303-1

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**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) 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 of backup power is required beyond 9 minutes, or if the generator is already located for other purposes.
- 4.2.7.3 - Heating, Ventilation and Air Conditioning (HVAC). Mechanical equipment shall be used to accommodate heating loads within TRs and ERs. Ventilation-only systems may be used in spaces with limited equipment, active cooling systems should be considered for larger rooms. Maintained space temperatures shall target 65 degrees F. peak space temperatures shall not exceed 90 degrees F.
  - 4.2.7.3.1 Direct evaporative cooling systems shall not be used, due to lack of control on humidity levels.
- 4.2.7.4 - Alarms shall be provided to notify assigned school personnel if environmental conditions approach or exceed bounds of operational conditions.

#### 4.2.8 Connectivity standards.

- 4.2.8.1 - Wireless. Data cabling shall be planned to support appropriately spaced multiple-antenna wireless networking infrastructure allowing for wireless access points to support expected quantity of connected devices and required bandwidth. Support for 802.11b/g/n, 802.11ac, and/or newer protocols are recommended.
- 4.2.8.2 - Wired.
  - 4.2.8.2.1 - Cabling. All new runs of copper data cable should be Category 6 cable or newer standards. Any data outlet should be supplied by two cables. Unshielded twisted pair (UTP) shall be used unless local conditions warrant otherwise.
  - 4.2.8.2.2 - Telecom Rooms (TRs) and Equipment Rooms (ERs). TRs and ERs shall be connected by conduit and a combination of copper and fiber optic cable to allow for maximum data performance and upgradeability.
  - 4.2.8.2.3 - TR to classroom. Classrooms should have a data outlet on the wall at the front and back of the room at a minimum for network/ internet access. Additional cabling may be warranted for security, audiovisual and special systems purposes.
  - 4.2.8.2.4 - TR to office, and library or technology/media centers. Any areas designed for independent work or study should have a dedicated data outlet with two copper cable runs each.
  - 4.2.8.2.5 - TR to common areas, auditorium, and cafeteria. Common areas should contain data outlets located as required to support program and curriculum requirements.

#### 4.3 Building site requirements. Functionality of existing and planned public school facilities for core educational programs, particularly those educational programs for which the State Board has adopted state model content standards. Capacity of existing and planned public school facilities, taking into consideration potential expansion of services for the benefit of students such as full-day kindergarten and preschool- and school-based health services and programs.

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

- 4.3.1.1 - Minimum occupancy requirements for schools:

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

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

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

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

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

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

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

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

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

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4.3.2 Other rooms.

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

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

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

- The new facility, addition, or renovation project contains 5,000 or more building square feet; and
- The project includes an HVAC system; and
- If increased initial cost resulting from HPCP can be recouped by decreased operational costs within 15 years, and
- In the case of a renovation project, the cost of the renovation exceeds 25% of the current value of the property.

4.4.1 High Performance Certification Programs.

4.4.1.1 The Department of Personnel and Administration, Office of the State Architect has determined the following three guidelines as meeting the High Performance Certification Program (HPCP) requirements per C.R.S.24-30-1305.5; the U.S. Green Building Council, Leadership in Energy and Environmental Design – New Construction (USGBC LEED™-NC) guideline with Gold as the targeted certification level; and the Green Building Initiative (GBI), Green Globes guideline with Three Globes the targeted certification level; and for the Colorado Department of Education, K-12 construction, the Collaborative for High Performance Schools (US-CHPS) is an optional guideline with Verified Leader as the targeted certification level.

4.4.1.2 – LEED, or Leadership in Energy and Environmental Design (for schools) is a globally recognized symbol of excellence in green building.

4.4.1.2.1 LEED is an internationally recognized certification system that measures a building using several metrics, including: energy savings, water efficiency, sustainable land use, improved air quality, and stewardship of natural resources.

4.4.1.2.2 Points are awarded on a 100-point scale, and credits are weighted to reflect their potential environmental impacts. Different levels of certification are granted based on the total number of earned points. The four progressive levels of certification from lowest to highest are: certified, silver, gold and platinum.

4.4.1.3 United States Collaborative for High Performance Schools (US-CHPS). US-CHPS reflects the three priority outcomes of the Core Criteria. These are, in order of importance.

4.4.1.3.1 Maximize the health and performance of students and staff.

4.4.1.3.2 Conserve energy, water and other resources in order to save precious operating dollars.

4.4.1.3.3 Minimize material waste, pollution and environmental degradation created by a school.

4.4.1.3.4 The CHPS National Technical Committee has weighted the available point totals for prerequisites and credits in seven categories to reflect these three priorities.

4.4.2 Renewable energy strategies.

4.4.2.1 - Solar Photovoltaic / Solar Thermal.

- 4.4.2.1.1 SB 20-124 Requires consultation with the incumbent electric utility regarding energy efficiency; beneficial electrification, as defined in section 40-3.2-106 (6)(a); and renewable distributed generation opportunities.
- 4.4.2.2 - Geothermal / Geo exchange.
- 4.4.2.3 - Wind.
- 4.4.2.4 - Passive Solar Design.
- 4.4.3 Energy management plan.
  - 4.4.3.1 - Energy programs assist with creating a culture of energy efficiency within a school. Reference Energy Star Guidelines for Energy Management to help develop a plan.
- 4.4.4 Other energy efficient options.
  - 4.4.4.1 - ENERGY STAR Labeled HVAC / mechanical systems.
  - 4.4.4.2 - Windows, doors, and skylights (collectively known as fenestration).
  - 4.4.4.3 - Building Envelope.
    - 4.4.4.3.1 - The interface between the interior of the building and the outdoor environment, including the walls, roof, and foundation – serves as a thermal barrier and plays an important role in determining the amount of energy necessary to maintain a comfortable indoor environment relative to the outside environment.
    - 4.4.4.3.2 - Roof. Roof design and materials can reduce the amount of air conditioning required in hot climates by increasing the amount of solar heat that is reflected, rather than absorbed, by the roof. For example, roofs that qualify for ENERGY STAR® are estimated to reduce the demand for peak cooling by 10 to 15 percent.
    - 4.4.4.3.3 - Insulation is important throughout the building envelope.
  - 4.4.4.4 - Lighting.
    - 4.4.4.4.1 - Light emitting diodes (LEDs), compact fluorescents (CFLs) and fluorescent lighting should be considered over traditional incandescent lighting.
    - 4.4.4.4.5 - Commissioning, retro commissioning and re-commissioning.
      - 4.4.4.4.5.1 - Commissioning ensures that a new building operates initially as the owner intended and that building staff are prepared to operate and maintain its systems and equipment.
      - 4.4.4.4.5.2 - Retro commissioning is the application of the commissioning process to existing buildings.
      - 4.4.4.4.5.3 - Re-commissioning is another type of commissioning that occurs when a building that has already been commissioned, undergoes another commissioning process.
    - 4.4.4.4.6 - Measurement and verification.

4.4.4.4.6.1 Measurement and verification (M&V) is the term given to the process for quantifying savings delivered by an Energy Conservation Measure (ECM), as well as the sub-sector of the energy industry involved with this practice. M & V demonstrates how much energy the ECM has avoided using, rather than the total cost saved.

4.4.4.4.7 - Landscaping

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

4.4.4.4.7.2 Plant Materials: Consider Native materials, Xeriscaping.

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

4.4.4.4.8 – Permitting

4.4.4.4.8.1 Application for public school construction projects permits can be made at the DFPC website, [www.colorado.gov/dfpc](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.

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## 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.

Below are general guidelines to assist with project priority identification:

**CRS 22-43.7-109**

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

(a) (I) (A) 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.

(B) As used in this subsection (5)(a)(I), "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.

(II) 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.

**Potential Projects**

- Molds and fungi abatement
- Major structural hazards
- Threatening electrical
- Threatening HVAC, boiler, plumbing, indoor air quality hazards
- Potable water hazards
- Asbestos testing and abatement (friable) and being disturbed
- Roof repairs and replacement - with leaks causing damage to the facility
- Proper chemical storage
- Fire alarms
- Fire sprinklers
- Lead abatement
- Exterior door monitoring
- Master key and/or card systems for doors
- Equipment for surveillance and security
- Underground fuel tank removal and replacement
- Radon remediation
- Exit and emergency lighting
- Upgrade technology infrastructure
- Hardware, devices, and equipment for instructional use
- Other health, safety, security hazards or technology needs



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

**Potential Projects**

- Eliminate modulars
- Reduce existing overcrowding
- Reduce the number of students per classroom
- Other

(b.5) Projects that will provide career and technical education capital construction in public school facilities; and

**Potential Projects**

- New construction or retrofitting of public school facilities for certain career and technical education programs; and
- Equipment necessary for individual student learning and classroom instruction, including equipment that provides access to instructional materials or that is necessary for professional use by a classroom teacher.

(c) Repealed.

(d) All other projects. *(While these projects could be considered a health, safety or security concern in certain circumstances, they may not necessarily pose an imminent concern during this application period)*

**Potential Projects**

- Improve temperature control and indoor air quality
- Air conditioning for convenience
- Additional space for new program(s)
- HVAC repairs, replacement and new installation for scheduled maintenance
- Plumbing fixture upgrades for water savings
- Upgrading the electrical systems to meet current energy codes, reduce energy or increase service
- Provide proper acoustics to reduce noise
- Roof repairs or replacement - due to age or regular scheduled maintenance (no leak issues)
- ADA or code upgrades when not required
- Window and door replacement for energy savings
- Insulation for temperature control
- Addition of energy saving windows to increase natural light and reduce lighting costs
- Asbestos abatement (friable but non-disturbed)
- Asbestos abatement (non-friable)
- Caulking to reduce air infiltration
- Reduce energy costs
- Exterior entry vestibules for ice, snow and wind costs
- Grading to improve site drainage

- Upgrade ceiling, wall and floor finishes
- Increase storage for better organization
- Lighting upgrades
- Parking lot paving
- Playground or athletic field improvements
- Other



The following CCAB scoring rubric, or Eval Tool, has been replaced by a web-based scoring system for use by CCAB members. The online system is visually different to reflect web browser formatting, but content and scoring is identical to that shown below.

<b>Grant Application Statutory Need</b>					
Pursuant to 22-43.7-109(5) C.R.S., the board shall prioritize applications that describe public school facility capital construction projects deemed eligible for financial assistance based on the following criteria, in descending order of importance:					
<b>Priority 1</b>	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".				
<b>Priority 2</b>	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.				
<b>Priority 3</b>	This application will provide career and technical education capital construction in public school facilities.				
<b>Priority 4</b>	This application is for other types of capital improvements not addressed in priorities 1-3.				
<b>Division Comments: After review of the application, the division would consider this project a priority ____.</b> [staff comments provided for each application]					
<b>After Review of the Application, the Evaluator would Consider this Application a Priority:</b>					
<i>(Evaluator Comments &amp; Notes)</i>					
<b>Grant Application Scoring Key</b>					
Incomplete 0	Strongly Disagree 1	Somewhat Disagree 2	Neutral 3	Somewhat Agree 4	Strongly Agree 5
<b>Review each section below and provide a score for each question based on your review of the application. Provide comment for scores of 1 or 2. Comments for scores of 3, 4 or 5 are optional.</b>					
<b>Conditions of the Entire Public School Facility</b>					
<b>Division FCI Comments:</b> [staff comments provided for each application]					
<b>Division Requirement Comments:</b> [staff comments provided for each application]					
<b>Evaluator Review of Conditions of the Entire Public School Facility</b>					<b>Score 0-5 for Each</b>
The Facility Condition Index (FCI) from the statewide facility assessment, or an assessment provided by the applicant, supports the scope of the proposed project.					
The requirements noted in the statewide assessment or assessment provided by the applicant, support the deficiencies that are being identified?					
The due diligence performed by the applicant supports the scope of the project.					
<b>Total out of 15:</b>					
<i>(Evaluator Comments &amp; Notes)</i>					

<b>Financial Capacity</b>			
<b>Division Comments:</b> [staff comments provided for each application]			
<b>Evaluator Review of Financial Capacity</b>			<b>Score 0-5 for Each</b>
The applicant has made efforts to leverage available resources to enhance their financial contribution to the project or provide cost efficiencies to the project.			
The applicant is contributing a suitable amount towards the capital needs of their facilities.			
<b>Total out of 10:</b>			
<i>(Evaluator Comments &amp; Notes)</i>			
<b>Project Proposal</b>			
<b>Division Comments:</b> [staff comments provided for each application]			
<b>Evaluator Review of Project Proposal</b>			<b>Score 0-5 for Each</b>
The deficiencies presented by the applicant are compelling and clearly noted within the application.			
The solution presented by the applicant resolves all deficiencies noted within the application.			
The scope of work proposed in the solution appears to be reasonable and well planned.			
The project is urgent in nature.			
The project complies with the BEST Construction Guidelines.			
<b>Total out of 25:</b>			
<i>(Evaluator Comments &amp; Notes)</i>			
<b>Other Application Considerations</b>			
<b>Division Comments:</b> [staff comments provided for each application]			
<b>Evaluator Review of Other Application Considerations</b>			<b>Score 0-5 for Each</b>
The cost, cost per SF, and/or cost per pupil seem appropriate and supportable.			
The SF of the project and/or SF per pupil seem reasonable and supportable.			
The applicant is willing to pursue a fair, competitive, and transparent selection process for contractors and consultants or has identified a reasonable alternative.			YES (5)      NO(1)
<b>Total out of 15:</b>			
<i>(Evaluator Comments &amp; Notes)</i>			
<b>Grand Total of All Scores (out of 65):</b>			
<b>Evaluator Recommendation to Shortlist this Application (Check One)</b>			
<b>Recommended to Shortlist</b>		<b>Not Recommended to Shortlist</b>	
<b>If the Application is Not Recommended to the Shortlist, Please Provide the Evaluator's Justification</b>			

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 general fund balance;
- 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, 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 General Fund Balance	Rank Unreserved General Fund Balance	Bond Capacity Remaining	Rank Bond capacity Remaining
A	\$100,000	30	\$30,000	67	79%	7	4.2	34	\$350,000	35	\$1,000,000	92
B	\$ 79,000	11	\$40,000	172	34%	89	11	4	\$700,000	98	\$20,000	2
C	\$217,000	107	\$25,000	8	25%	114	0	80	\$1,500,000	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 5%	Rank Household Income	Household Income Normalized and Weighted at 15%	Rank FRED	FRED Normalized and Weighted at 20%	Rank Bond Mill Levy	Bond Mill Levy Normalized and Weighted at 20%	Rank Unreserved General Fund Balance	Unreserved General Fund Balance Normalized and Weighted at 20%	Rank Bond capacity Remaining	Bond capacity Remaining Normalized and Weighted at 20%
A	30	3%	67	4%	7	1%	34	4%	35	5%	92	13%
B	11	1%	172	10%	89	5%	4	1%	98	14%	2	1%
C	107	6%	8	1%	114	6%	80	9%	120	17%	114	16%

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 5%	Household Income Normalized and Weighted at 15%	FRED Normalized and Weighted at 20%	Bond Mill Levy Normalized and Weighted at 20%	Unreserved General Fund Balance Normalized and Weighted at 20%	Bond capacity Remaining Normalized and Weighted at 20%	Combined Criteria Percentages
A	3%	4%	1%	4%	5%	13%	<b>30%</b>
B	1%	10%	5%	1%	14%	1%	<b>32%</b>
C	6%	1%	6%	9%	17%	16%	<b>55%</b>

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	30%
B	1	2	29%
C	2	0	53%

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.

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?**



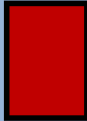
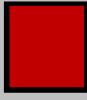
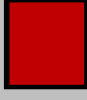




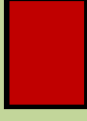




This is an adjustment factor to evaluate the charter schools past effort to help themselves without State assistance. The number they report needs to be validated by best evidence of effort i.e., award letters, formal non-award letters, application denials, emails, meeting minutes etc.

**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 22-30.5 405 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>		



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
<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.

**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 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.

**Affected Pupils**

The total number of pupils currently enrolled (as of October 1, 2019) 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 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**

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 proposed project 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 and a determination of adverse effect which could result in further consultation and negotiation with the applicant.

### **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. 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** - Uniformat 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** - Uniformat E; Systems such as Kitchen Equipment, Casework, Theater Seating, etc.

**Exterior Enclosure** - Uniformat 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** - Uniformat D40; Systems such as Wet Standpipes, Wet Sprinklers, Kitchen Hood Suppression, Fire Extinguishers, etc.

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

**HVAC System** - Uniformat 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** - Uniformat 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** - Uniformat 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** - Uniformat G; All systems located on the site such as Pavement, Fencing, Lighting, Utilities, etc.

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

### **Uniformat**

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

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# **BUILDING EXCELLENT SCHOOLS TODAY (BEST) FY2021-22 APPLICATION SUMMARIES**

**LIST OF ALL APPLICATIONS SORTED BY COUNTY**



**CAPITAL CONSTRUCTION UNIT**

**MAY 2021**

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# BEST FY2021-22 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
311	ADAMS	ADAMS 12 FIVE STAR SCHOOLS Arapahoe Ridge ES Roof Replacement	\$390,986.56	\$637,925.43	\$1,028,912.00	\$19.08
317	ADAMS	ADAMS 12 FIVE STAR SCHOOLS North Mor ES Roof Replacement	\$564,315.96	\$920,726.04	\$1,485,042.00	\$29.78
323	ADAMS	Bromley East Bromley East Roof Replacement	\$355,174.74	\$490,479.40	\$845,654.14	\$13.33
329	ADAMS	SCHOOL DISTRICT 27J North ES Roof Replacement	\$256,914.68	\$419,176.59	\$676,091.27	\$18.50
363	ARAPAHOE	ADAMS-ARAPAHOE 28J DW Fire Alarm Improvements	\$1,816,620.00	\$1,676,880.00	\$3,493,500.00	\$2.73
335	ARAPAHOE	SHERIDAN 2 Alice Terry ES & Sheridan HS Roof Replacement	\$2,171,290.12	\$1,388,201.88	\$3,559,492.00	\$33.82
368	ARCHULETA	Pagosa Peak Open School K-7 Renovation	\$663,820.02	\$779,266.98	\$1,443,087.00	\$50.42
376	BACA	VILAS RE-5 Vilas Schools System/Safety Upgrades	\$6,075,652.80	\$319,771.20	\$6,395,424.00	\$154.85
78	BACA	WALSH RE-1 Walsh PreK-12 School Replacement	\$27,215,919.72	\$6,077,076.80	\$33,292,996.52	\$507.41
395	CLEAR CREEK	CLEAR CREEK RE-1 King Murphy ES Site Safety	\$190,396.76	\$637,415.24	\$827,812.00	\$25.02
342	EAGLE	EAGLE COUNTY RE 50 Red Hill ES Roof Replacement	\$204,693.20	\$818,772.80	\$1,023,466.00	\$21.40
347	EL PASO	COLORADO SPRINGS 11 Palmer HS Roof Replacement	\$1,372,776.98	\$2,239,794.02	\$3,612,571.00	\$28.33
403	EL PASO	LEWIS-PALMER 38 Lewis Palmer MS Boiler Replacement	\$141,474.00	\$330,106.00	\$471,580.00	\$4.02
293	EL PASO	MANITOU SPRINGS 14 Manitou Springs 2 ES Roof Replacement/Security	\$698,189.10	\$1,296,636.90	\$1,994,826.00	\$50.60
268	EL PASO	MANITOU SPRINGS 14 Manitou Springs HS Reno/MS Addition	\$8,215,963.60	\$15,258,218.11	\$23,474,181.71	\$280.71

Page #	County	Project Title	Amount of Grant Request	Amount of Applicant Contribution	Total Project Costs	Cost Per Sq Ft
411	EL PASO	WIDFIELD 3 2 E & 1 MS Boiler Replacements	\$227,252.00	\$340,878.00	\$568,130.00	\$4.76
417	EL PASO	WIDFIELD 3 Watson JrHS Asbestos Removal/Renovations	\$306,680.00	\$460,020.00	\$766,700.00	\$73.96
422	GARFIELD	GARFIELD RE-2 Cactus Valley ES Slab Repair	\$2,146,572.12	\$3,502,301.88	\$5,648,874.00	\$91.78
96	HUERFANO	HUERFANO RE-1 John Mall HS Replacement	\$20,837,068.50	\$9,361,581.50	\$30,198,650.00	\$539.28
302	LARIMER	THOMPSON R2-J DW HVAC Upgrades	\$591,754.57	\$1,448,778.43	\$2,040,533.00	\$32.74
279	LARIMER	THOMPSON R2-J MS Renovation & K-5 Addition	\$5,207,873.07	\$12,750,309.93	\$17,958,183.00	\$166.14
430	LAS ANIMAS	TRINIDAD 1 Trinidad HS Health, Safety & Ventilation Upgrades	\$3,622,359.84	\$1,866,064.16	\$5,488,424.00	\$44.83
108	MESA	MESA COUNTY VALLEY 51 Grand Junction HS Replacement	\$9,996,933.56	\$98,783,627.44	\$108,780,561.00	\$467.22
119	MESA	PLATEAU VALLEY 50 PK-12 Renovation & Replacement	\$17,997,284.00	\$26,995,926.00	\$44,993,210.00	\$407.63
442	MOFFAT	MOFFAT COUNTY RE:NO 1 DW Roofs, Windows, and Drainage	\$2,555,701.20	\$4,543,468.80	\$7,099,170.00	\$15.21
452	MOFFAT	MOFFAT COUNTY RE:NO 1 DW Safety and Security	\$3,930,096.60	\$6,986,838.40	\$10,916,935.00	\$23.39
463	MONTROSE	MONTROSE COUNTY RE-1J DW Security Upgrades	\$916,097.10	\$1,494,684.74	\$2,410,781.84	\$9.30
136	MONTROSE	WEST END RE-2 New PK-12	\$35,143,064.70	\$2,451,142.29	\$37,594,207.00	\$502.97
473	MORGAN	BRUSH RE-2(J) Beaver Valley ES HVAC Replacement	\$983,455.56	\$837,758.44	\$1,821,214.00	\$30.59
157	OTERO	FOWLER R-4J MSHS Addition to Fowler ES/Renovation	\$31,958,947.38	\$4,902,583.62	\$36,861,531.00	\$519.18
175	OTERO	ROCKY FORD R-2 PK8 Replacement - HS Addition/ Renovation	\$39,867,054.16	\$7,628,804.00	\$47,495,858.16	\$502.03

Page #	County	Project Title	Amount of Grant Request	Amount of Applicant Contribution	Total Project Costs	Cost Per Sq Ft
192	OURAY	RIDGWAY R-2	\$7,666,231.78	\$10,162,214.22	\$17,828,446.00	\$270.62
203	PUEBLO	Chavez/Huerta K-12 Preparatory Academy	\$31,712,838.06	\$3,328,971.95	\$35,041,810.01	\$306.03
483	RIO BLANCO	MEEKER RE1	\$104,431.76	\$177,816.24	\$282,248.00	\$6.41
494	RIO BLANCO	RANGELY RE-4	\$2,626,546.56	\$8,317,397.44	\$10,943,944.00	\$62.56
220	SEDGWICK	JULESBURG RE-1	\$33,470,964.00	\$8,177,379.00	\$41,648,343.00	\$551.63
506	TELLER	CRIPPLE CREEK-VICTOR RE-1	\$12,985.28	\$16,526.72	\$29,512.00	\$0.23
236	WELD	EATON RE-2	\$3,754,759.92	\$11,890,073.08	\$15,644,833.00	\$498.10
351	WELD	GREELEY 6	\$870,785.90	\$684,188.92	\$1,554,974.82	\$18.26
357	WELD	GREELEY 6	\$894,163.35	\$702,556.91	\$1,596,720.26	\$10.59
246	WELD	JOHNSTOWN-MILLIKEN RE-5J	\$19,080,130.56	\$20,670,141.44	\$39,750,272.00	\$338.50
258	WELD	WINDSOR RE-4	\$9,402,702.71	\$39,826,107.29	\$49,228,810.00	\$525.58
<b>Totals:</b>			<b>\$336,218,922.48</b>	<b>\$321,598,588.23</b>	<b>\$657,817,510.73</b>	





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# **BUILDING EXCELLENT SCHOOLS TODAY (BEST) FY2021-22 APPLICATION SUMMARIES**

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



**CAPITAL CONSTRUCTION UNIT**

**MAY 2021**

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# BEST FY2021-22 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
323	ADAMS	Bromley East Bromley East Roof Replacement	\$355,174.74	\$490,479.40	\$845,654.14	\$13.33
368	ARCHULETA	Pagosa Peak Open School K-7 Renovation	\$663,820.02	\$779,266.98	\$1,443,087.00	\$50.42
203	PUEBLO	Chavez/Huerta K-12 Preparatory Academy DHP HS Add/ Reno - ECMS Modular Replacement	\$31,712,838.06	\$3,328,971.95	\$35,041,810.01	\$306.03
<b>Totals:</b>			<b>\$32,731,832.82</b>	<b>\$4,598,718.33</b>	<b>\$37,330,551.15</b>	



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# **BUILDING EXCELLENT SCHOOLS TODAY (BEST) FY2021-22 APPLICATION SUMMARIES**

**LIST OF APPLICATIONS WITH MATCHING FUNDS CONTINGENT  
ON A 2021 BOND ELECTION**



**CAPITAL CONSTRUCTION UNIT**

**MAY 2021**

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# BEST FY2021-22 APPLICATION SUMMARIES

List of Applications with Matching Funds Contingent upon a Proposed 2021 Bond Election

Page #	County	Applicant Name	Project Title	Amount of Grant Request	Amount of Applicant Contribution	Total Project Costs	Cost Per Sq Ft
78	BACA	WALSH RE-1	Walsh PreK-12 School Replacement	\$27,215,919.72	\$6,077,076.80	\$33,292,996.52	\$507.41
108	MESA	MESA COUNTY VALLEY 51	Grand Junction HS Replacement	\$9,996,933.56	\$98,783,627.44	\$108,780,561.00	\$467.22
119	MESA	PLATEAU VALLEY 50	PK-12 Renovation & Replacement	\$17,997,284.00	\$26,995,926.00	\$44,993,210.00	\$407.63
136	MONTROSE	WEST END RE-2	New PK-12	\$35,143,064.70	\$2,451,142.29	\$37,594,207.00	\$502.97
175	OTERO	ROCKY FORD R-2	PK8 Replacement - HS Addition/ Renovation	\$39,867,054.16	\$7,628,804.00	\$47,495,858.16	\$502.03
192	OURAY	RIDGWAY R-2	Ridgway ES Major Renovation	\$7,666,231.78	\$10,162,214.22	\$17,828,446.00	\$270.62
258	WELD	WINDSOR RE-4	Windsor MS Addition/Renovation	\$9,402,702.71	\$39,826,107.29	\$49,228,810.00	\$525.58
268	EL PASO	MANITOU SPRINGS 14	Manitou Springs HS Reno/MS Addition	\$8,215,963.60	\$15,258,218.11	\$23,474,181.71	\$280.71
293	EL PASO	MANITOU SPRINGS 14	Manitou Springs 2 ES Roof Replacement/ Security	\$698,189.10	\$1,296,636.90	\$1,994,826.00	\$50.60
442	MOFFAT	MOFFAT COUNTY RE:NO 1	DW Roofs, Windows, and Drainage	\$2,555,701.20	\$4,543,468.80	\$7,099,170.00	\$15.21
452	MOFFAT	MOFFAT COUNTY RE:NO 1	DW Safety and Security	\$3,930,096.60	\$6,986,838.40	\$10,916,935.00	\$23.39
494	RIO BLANCO	RANGELY RE-4	DW Roofs, HVAC, and Electrical Upgrades	\$2,626,546.56	\$8,317,397.44	\$10,943,944.00	\$62.56
<b>Totals:</b>				<b>\$165,315,687.69</b>	<b>\$228,327,457.69</b>	<b>\$393,643,145.39</b>	





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# **BUILDING EXCELLENT SCHOOLS TODAY (BEST) FY2021-22 APPLICATION SUMMARIES**

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



**CAPITAL CONSTRUCTION UNIT**

**MAY 2021**

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# BEST FY2021-22 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
119	MESA	PLATEAU VALLEY 50 PK-12 Renovation & Replacement	\$17,997,284.00	\$26,995,926.00	\$44,993,210.00	\$407.63
136	MONTROSE	WEST END RE-2 New PK-12	\$35,143,064.70	\$2,451,142.29	\$37,594,207.00	\$502.97
157	OTERO	FOWLER R-4J MSHS Addition to Fowler ES/Renovation	\$31,958,947.38	\$4,902,583.62	\$36,861,531.00	\$519.18
203	PUEBLO	Chavez/Huerta K-12 Preparatory Academy DHP HS Add/ Reno - ECMS Modular Replacement	\$31,712,838.06	\$3,328,971.95	\$35,041,810.01	\$306.03
376	BACA	VILAS RE-5 Vilas Schools System/Safety Upgrades	\$6,075,652.80	\$319,771.20	\$6,395,424.00	\$154.85
			<b>Totals:</b>	<b>\$37,998,395.06</b>	<b>\$160,886,182.01</b>	



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# BUILDING EXCELLENT SCHOOLS TODAY (BEST) FY2021-22 APPLICATION SUMMARIES

BEST GRANT APPLICATION REVIEW ORDER



**COLORADO**  
Department of Education

**CAPITAL CONSTRUCTION UNIT**

**MAY 2021**

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# BEST FY2021-22 APPLICATION SUMMARIES

BEST Grant Application Review Order

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347	EL PASO	COLORADO SPRINGS 11	Palmer HS Roof Replacement
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357	WELD	GREELEY 6	Northridge HS Roof Replacement
363	ARAPAHOE	ADAMS-ARAPAHOE 28J	DW Fire Alarm Improvements
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● **Facilities Impacted by this Grant Application** ●

**WALSH RE-1 - Walsh PreK-12 School Replacement - Walsh ES - 1931**

District:	Auditor - 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:	\$8,885,327
Condition Budget:	\$3,902,717
Total FCI:	0.44
Adequacy Index:	0.12



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,294,832	\$837,431	0.65
Equipment and Furnishings	\$280,199	\$233,552	0.83
Exterior Enclosure	\$1,603,174	\$145,278	0.09
Fire Protection	\$1,952	\$395,097	202.40
Furnishings	\$75,661	\$0	0.00
HVAC System	\$695,934	\$470,730	0.68
Interior Construction and Conveyance	\$2,447,851	\$1,369,341	0.56
Plumbing System	\$554,503	\$409,951	0.74
Site	\$685,699	\$418,074	0.61
Structure	\$1,245,522	\$18,363	0.01
Overall - Total	\$8,885,327	\$4,297,817	0.48

**WALSH RE-1 - Walsh PreK-12 School Replacement - Walsh JrSr HS - 1960**

District:	Auditor - 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:	\$13,518,158
Condition Budget:	\$5,710,006
Total FCI:	0.42
Adequacy Index:	0.22



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,304,005	\$2,076,372	0.90
Equipment and Furnishings	\$723,840	\$227,357	0.31
Exterior Enclosure	\$2,976,342	\$65,345	0.02
Fire Protection	\$2,993	\$608,577	203.33
Furnishings	\$615,820	\$373,814	0.61
HVAC System	\$830,871	\$920,788	1.11
Interior Construction and Conveyance	\$1,924,686	\$776,007	0.40
Plumbing System	\$894,090	\$770,097	0.86
Site	\$1,428,347	\$777,540	0.54
Structure	\$1,817,164	\$0	0.00
Overall - Total	\$13,518,158	\$6,595,897	0.49

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

**Applicant Name:** WALSH RE-1

**County:** BACA

**Project Title:** Walsh PreK-12 School Replacement

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

1

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

**If Yes, please explain why:** 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 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 Information About the District / School, and Information About the Affected Facilities:

Walsh School District is a high-achieving, rural district in Southeast Colorado that serves approximately 150 students in grades Pre-Kindergarten through 12. It is one of five school districts in Baca County.

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. This does not include the original 1928 building that is attached to our elementary school, which is currently a significant risk to our students and community due to the structure's collapsed floors and ceilings due to water damage and age. This contributes to an unsafe learning environment for our students.

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 approximately 16% of our per pupil funding. In fact 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 provided to students in the Walsh School District. Everything from dual college credit opportunities to leathercraft are offered to high school students, and students have the opportunity to engage in extracurriculars including various athletic teams, pep band, Knowledge Bowl, Science Club, FFA, Student Council, and can also participate in the local community as members of the Service and Leadership Team. We are proud of the "Performance" rating for the district and each school.

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

We have worked extremely hard in supporting our students' success by keeping the buildings and grounds well maintained. We've applied for many grants to leverage funds for other line items so that more resources can be devoted to sustaining the aging facilities. However, due to Walsh's remote location, maintenance alone is not keeping up with the need. The community has demonstrated support for investing in this district by approving a 10 mill levy override in 2013. The mill levy override is devoted to staffing and facility needs for Walsh School District.

We applied for and received a smaller BEST grant in 2018. This was in response to corroded and leaking buried gas lines at the high school. The grant also included a few limited security upgrades at both schools, and added a new electrical circuit in the HS concession area to assist with ongoing breaker issues. The district understands that there may be a small repayment if our 2021-22 grant is successful.

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. That team has hosted four community meetings, and all were well attended (over 50 people at each event), which clearly demonstrates the community's support for the district, its programs, and, most importantly, Walsh's students.

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

This grant application will be our 3rd attempt to secure the funding needed to address short-comings of the facilities in our district.

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.

A few years ago, a former student shot a high-powered rifle across the street at a former administrator's house. Had any bullets strayed during the incident, students and staff walking along their necessary outside route could have been seriously injured or killed. Students and staff often have to evade feral dogs in the street, and in recent years, the Baca County Sheriff has shot two feral dogs near the elementary campus. This year, a meth dealer was arrested across from the elementary playground due to the inability to maintain secure boundaries on the school grounds with the current facilities.

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. Walkers and drivers converge at the school and funnel into the front door, which makes secure entry difficult to maintain. The parking lots are not paved at WJHS, which hinders ADA access. Because of poor grading, a large pool of water consistently gathers and freezes at the north facing front door of the

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

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.

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.

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

## 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.

“You can’t even imagine the amount of money needed to repair these when, not if, that happens!” the plumber reported. The district has contracted with Hometown Solutions Plumbing to scope all the lines, and have found significant issues. Most lines are cast iron, which are rusted and corroded, and show the impact of decades of use. They are still usable at the moment, but when they inevitably fail, the result will be catastrophic. Roof drains were also scoped and major blockage was found. According to the report, due to the severity and depth of the blockage, they are not able to be opened and must be dug up and replaced.

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. At the elementary, the electrical system is even less reliable. On multiple occasions, the first person who enters the building will experience a lighting failure in the hallways of the building, and an electrician has to be called to get the lights working. Teachers note that blown breakers often interfere with instruction. This past year, a teacher reported to the superintendent that she heard a loud pop in the teachers’ workroom, followed by a dimming and surging of the lights.

## 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.

Mercury has been found in the rubberized flooring in both high school gyms which creates a potential safety threat and liability. Anywhere that the floor is penetrated or if it ever gets soaked with water, the rubberized floor will have to be immediately abated before off-gassing will start. Besides life safety, the costs will be exorbitant.

### **Diligence Undertaken to Determine the Deficiencies Stated Above:**

We have worked diligently for over the past three years to evaluate the building deficiencies and the overall safety and quality

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

of the learning environment. In this time, we have learned a great deal about the deficiencies of our buildings and that our problems are only accelerating as our buildings age. Actions taken to date to gather deficiencies information include:

- CDE assessment reports, reviewed and 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
- 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 and 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 and magnitude of our deficiencies and their impacts on our students.

Through these additional due diligence investigations it is apparent that our health and safety concerns continue to grow and are of greater significance than first suspected. The results of these investigations are referenced and described in the deficiencies section.

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

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:**

2019-20 grant cycle - The District went through a robust facilities master planning process in alignment with CDE published master planning guidelines as described below. 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.

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

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 fifteen-member Facility Planning Team and hired an owner’s representative, and an architect and engineering firm. Together, and by 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 fifteen-member 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 to the team, who 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.

Find opportunities to reduce operating costs while creating 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 School.

The Board continues to reference the work of the planning team as they moved forward with the submission of the 2021 BEST Grant.

## How Urgent is this Project?

Walsh School District is not able to fund this project without the assistance of the BEST Grant.

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.



## BEST FY2021-22 GRANT APPLICATION SUMMARIES

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?**

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. 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

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

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 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 connected to both the 1931 gym and all classrooms and is 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

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

- 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?

- 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? Include \$/FTE for the prior fiscal year:

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.

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

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

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?**

The District plans to demolish all buildings on the WES and WJSHS sites and then reseed the WES lot. The project has budgeted \$2,005,163 for this scope of work.

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>	\$27,215,919.72	<b>CDE Minimum Match %:</b>	45.00
<b>Current Applicant Match:</b>	\$6,077,076.80	<b>Actual Match % Provided:</b>	18.25331882
<b>Current Project Request:</b>	\$33,292,996.52	<b>Is a Waiver Letter Required?</b>	Statutory
<b>Previous Grant Awards:</b>	0	<b>Contingent on a 2021 Bond?</b>	Yes
<b>Previous Matches:</b>	0	<b>Source of Match:</b>	
<b>Future Grant Requests:</b>	0		Bond election to districts bonding capacity which is \$5,677,076 + AN ADDITIONAL \$400,000 OF OUR APPROPRIATED RESERVES. WE BELIEVE THIS COMMITMENT IS GOOD FOR OUR COMMUNITY AND GOOD FOR THE BEST PROGRAM.

<b>Total of All Phases:</b>	\$33,292,996.52	<b>Escalation %:</b>	5
<b>Affected Sq Ft:</b>	65,614	<b>Construction Contingency %:</b>	6
<b>Affected Pupils:</b>	150	<b>Owner Contingency %:</b>	6
<b>Cost Per Sq Ft:</b>	\$507.41	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$90.26	<b>Adverse Historical Effect?</b>	Yes
<b>Hard Costs Per Sq Ft:</b>	\$417.15	<b>Does this Qualify for HPCP?</b>	Yes
<b>Cost Per Pupil:</b>	\$221,953	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	437	<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 FY2021-22 GRANT APPLICATION SUMMARIES

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	135	<b>Bonded Debt Approved:</b>	
<b>Assessed Valuation:</b>	\$28,385,384	<b>Year(s) Bond Approved:</b>	
Statewide Median:	\$108,716,681		
<b>PPAV:</b>	\$211,067	<b>Bonded Debt Failed:</b>	
Statewide Median:	\$173,681		
<b>Unreserved Gen Fund 19-20:</b>	\$2,461,554	<b>Year(s) Bond Failed:</b>	
Statewide Median:	\$2,880,535		
<b>Median Household Income:</b>	\$40,511	<b>Outstanding Bonded Debt:</b>	\$0
Statewide Avg:	\$59,201		
<b>Free Reduced Lunch %:</b>	60.60%	<b>Total Bond Capacity:</b>	\$5,677,077
Statewide Avg:	47.28%	Statewide Median:	\$21,743,336
<b>Existing Bond Mill Levy:</b>	0	<b>Bond Capacity Remaining:</b>	\$5,677,077
Statewide Avg:	6.7	Statewide Median:	\$13,529,004
<b>3yr Avg OMFAC/Pupil:</b>	\$2,494.80		
Applicants Median:	\$2,359		



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>\$14,981,848</u>
B. School District's certified FY2020/21 Assessed Value	<u>\$28,385,384</u>
C. District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. (Line B x 20%):	<u>\$5,677,076</u>
D. <b>Proposed new bonded indebtedness if the grant is awarded (Statutory Limit):</b>	<u><b>\$5,677,076</b></u>
E. Current outstanding bonded indebtedness:	<u>\$0</u>
F. Total bonded indebtedness if grant is awarded with a successful 2021 election (Line D+E). This should be equal to Line C:	<u>\$5,677,076</u>

School District: Walsh School District  
Project: PK-12 School Replacement  
Date: February 3, 2021

Signed by Superintendent:

Printed Name: KIEK HENWOOD

Signed by School Board Officer:

Printed Name: TODD C. RANDOLPH

Title: SCHOOL BOARD PRESIDENT



Baca County Office of Emergency Management

29400 US Hwy 287

Springfield, CO 81073

jleathers@bacacountyco.gov



8 January 2021

Letter to BEST Board

January 11, 2021

To Whom It May Concern,

I am writing on behalf of Walsh School District RE-1 in support of their decision to apply for this grant. As the Emergency Manager for the County, it is my job to promote safety and try to mitigate problems before they arise or get any worse. I have been in this school many times throughout the years, substitute teaching when my children were young, attending many ballgames and now working closely with the Superintendent on school safety and plans.

The school has just updated their Emergency Operations Plan, testing that plan often. They also participate in any training or exercise I host to ensure they know their plan. They have installed a security system, only letting in those they want to let in. Out of all the schools in the county, I feel that this school is the most prepared. They want what is best for their students and community.

There are many issues the Walsh School is dealing with. The toilets plugging up almost daily, spilling sewage all over the floor is a major health concern. There are multiple door frames that have warped, causing them to not shut completely. With all the concerns about school shootings, teachers need to be able to close and lock their doors to ensure the safety of the students. Throughout both buildings, there are many issues with the electrical system. Lights that may or may not come on concern me. This could be a fire hazard. On some occasions the local fire department has been dispatched to the school, they think the electrical system may be causing surges which then throws a trouble signal to the monitoring system. The electrician has worked on their problems multiple times.

I believe that a new PreK – 12 building is in the best interest of all who attend this school, whether they attend as a student, as a staff member or attend after-school functions. Keeping this community safe and well prepared is my goal, a new building would help to ensure the safety and health of all involved.

If you have any questions, please feel free to contact me.

Thank You,

*Jennifer Leathers*

Jennifer Leathers  
Director, Baca County Emergency Management  
719-529-0471

When it was initially being discussed whether or not we should build a new school in the Walsh District, several of us were concerned that the longevity issue had to be decided in the affirmative before any action could be taken. Research was conducted to better understand the need for continuing the Walsh system in what may appear to be a hopeless situation of ever declining population. The research showed that this area of eastern Baca County has gone through three distinctive eras. The first era covered the period of 1860-to-1940 wherein the ripple effects of Manifest Destiny brought more than 10,000 people to Baca County. The 1940's and 50's transitioned into a fairly steady decline in population due to what we call the Centralization era wherein many moved to the city to find economic improvement. The family had simply outgrown the ability for the family farm to support the ever increasing size of the family. This second era lasted until the downsizing, actually, rightsizing, stabilized in the 1990's. The research data suggest a stable population condition is currently being enjoyed and should persist until the next economic revolution changes the required mix of machinery and labor. We have labeled this era as Bumpy Flat because the school enrollment statistics suggest a highly deviated pattern (Bumpy) which is statistically without a trend (Flat). The "bumpy" attribute is caused by the stork and its unpredictability. The "flat" attribute is the result of stationary economics. This result makes perfect sense because the Walsh school district supports the agricultural industry that is maintaining farming and ranching of several hundred thousand acres of land.

Dr. Bill Stoner

Phone: 719-324-5632  
Fax: 719-324-5426

**Walsh Public Schools**  
District RE-1  
Walsh, Colorado 81090  
<https://www.walsheschools.com>

P.O. Box 68  
301 West Poplar

February 1, 2021

Dear BEST Board Members,

It is my pleasure to write this letter in support of Walsh School District RE-1's desire to build a new Pre K-12 building. This is my first year at Walsh, however, during my short time here, it is easy to see that there are some notable concerns with the quality of the high school building, in particular. As the new JH/HS Principal, I have spent a lot of time going through the building, talking with teachers, students, and families, and getting to know my way around. Through my tours of the building, preparing for events, implementing safety measures, and ensuring that daily activities run smoothly and efficiently, I have had to learn about and accommodate for the "quirks" of the building and facility limitations.

Some of the aforementioned quirks and/or safety concerns include: the bell system, heating and cooling, electrical outlets and their limitations, walking outside to and from some classes and to lunch, mice, snakes, and other critters found in our building, technology limitations to accommodate at-home learning, streaming capabilities, old, hazardous wiring for speaker systems, doors, and sewer lines and plumbing.

According to the Capital Construction Assistance Board's (CCAB) page on the Colorado Department of Education's (CDE) website, their primary function is "the health and safety of students, teachers, and other persons using public school facilities, and to maximize student achievement by ensuring that the condition and capacity of public school facilities are sufficient to provide a safe and un-crowded environment conducive to students' learning" (<https://www.cde.state.co.us/capitalconstruction/ccab-rules>). It is my professional opinion that the "quirks" and dated characteristics of our building have a negative impact on student safety, learning, and achievement.

The bell system in the high school building is out of commission. In an attempt to rectify that situation, the previous administrator set up a computer hooked to the speaker system that would play a song at the correct dismissal times. However, the alarm clock app, the computer, the wiring, and the speakers are faulty and do not work routinely. The man hours spent on this problem alone have taken valuable instructional planning time away from teachers and myself. A bell system is a simple system, however, the outdated equipment we have at Walsh has made this a monumental problem. Furthermore, when classes are not dismissed on time, instructional time is lost and students suffer.

The heating and cooling systems are also failing. Our classrooms and other work areas are heated and cooled by independent heating and air conditioning units. The original plan for air circulation within our building no longer works properly which is evident by the freezing

temperatures in our hallways and bathrooms in the winter and the blazing hot temperatures in the summer months. There is also an air flow issue which raises concern about the amount of fresh air that is being brought into the building. In addition, and in light of the pandemic we are currently in, air flow and the circulation of fresh air are major concerns.

There are major safety concerns with the electrical system in the high school as well. I have witnessed several electrical issues in my short time here and have heard of other concerns from my predecessor. Some concerns are the number of outlets that do not hold cords secure, do not work, and some spark when cords are removed from the outlet. In addition, there is a light switch in the small gymnasium that sparks every time it is turned on; therefore, we do not use it at all anymore. Breakers are consistently tripped due to electrical overloads and most of our electrical panels are originals when the building was built in 1960. When we hire electricians to solve our problems, they have pointed out that faulty electrical "add-ons" and overloaded circuits are to blame. Another area of concern is the wiring in our shop. The electrical outlets are not secured to the wall and students have to hold onto the electrical box to plug in the welders. Electrical upgrades are needed in many rooms throughout the building in the worst way. All locations should have GFI receptacles and we do not even have grounded receptacles.

Because our building is not connected to all of the other buildings on our campus, our students must walk from one building to another throughout the day. Students who are enrolled in Vocational-Ag classes, shop classes, and leather working classes must walk outside to the shop located to the south of our main building. In addition, our cafeteria is located about a block away from the high school and students must walk to and from lunch and Student Aides must walk to and from the high school to the elementary to work in their teacher aide positions. Walking outside to the shop, the cafeteria, and to the Elementary School is a safety concern, especially when there is inclement weather.

During my time at Walsh, I have witnessed a snake in the building, numerous mice caught in traps, and a bat was caught in the Elementary. Teachers have reported hearing mice and other critters in the walls of their classrooms. This is very unsanitary and a safety hazard. Walsh is located on the plains and rattlesnakes are a possibility. Rattlesnakes are venomous and if one was to get inside the building, that would be a real problem.

In conclusion, your consideration is greatly appreciated. Walsh School District is in need of a new building. Our proposal for a BEST grant is a proactive approach to avoiding a major catastrophe and would solve our problems which include our major systems needing replaced.

Sincerely,



Riget Brubacher

JH/HS Principal

Walsh School District





# Walsh Fire Department

401 N. Kansas St. Walsh, CO 81090  
(719) 324-5566

Chief JC Forgey  
Asst. Chief Rex Allen  
Captain Robert Morrow

January 11, 2021

Dear BEST Board Members:

We, The Walsh Fire Department, are writing this letter to support Walsh School District RE-1 in building a new Prek-12 building that will be safe and secure for the children's educational success. From a fire stand point, one of the most dangerous things currently is that there is no fire suppression systems in either the high school or elementary school. There is however a fire suppression system in the cafeteria but it is too old and no longer works. If awarded, the fire suppression systems in the new building will need to meet NFPA (National Fire Prevention Association) requirements.

The elementary school fire detections system has many faults including sending out false fire notifications without zone information. The fire detections system is attached to the doors fire bar locking mechanisms which should unlock upon alarm notification but the system is not operational. So, if there were a fire at the school the Walsh Fire Department would have to use forcible entry to gain access to the elementary school. Currently the Walsh Elementary is having to use said fire bars to keep doors closed after hours due to the door frames being warped. Unfortunately, they cannot use the fire bars during school hours so when the wind blows it causes negative pressure in the school making the doors pop open.

The amount of asbestos in the elementary school, especially the old side which is attached to the newer building, would make a remodel of the current building extremely dangerous to the community and expensive. While operational the current cafeteria is not convenient for either the elementary school or high school staff or students. The cafeteria building is located on the same grounds as the elementary school but is not attached causing students from both schools to have to travel outside even in bad weather. High school students have to walk from the high school building several blocks to the cafeteria twice a day including breakfast and lunch.

In conclusion, the Walsh Fire Department supports Walsh School District in their attempt to better the community with safe facilities for staff and students. The above statements are the most important concerns for Walsh Fire Department. If you have any concerns or questions contact Chief JC Forgey at [jamesforgev8@gmail.com](mailto:jamesforgev8@gmail.com)

# MCDONALD ELECTRIC LLC

124 S INDIANA ST.  
WALSH, CO 81090  
(719) 529-1000

January 11, 2021

BEST Grant Organization  
Board of Directors  
Denver, CO

REG: Walsh School District  
To Whom It May Concern:

It is my pleasure to write a letter of support on behalf of the Walsh School District in order to help in the efforts of obtaining the BEST Grant.

I grew up in Walsh and had the pleasure of attending both facilities for elementary and high school. These facilities, teachers, administration and other staff members are very important to our small community. As an Alumnus of the Walsh School District, I am very proud of our facility and the vital role it plays in the future of our town. The walls of these facilities have great stories to tell from my Dad's generation, to my wife & I and now, my kids. Unfortunately, the buildings are wearing down and in need of extensive repairs to continue to be a safe environment to preserve our future endeavors of educating.

After high school, I obtained my license as a Master Electrician and own/operate McDonald Electric LLC in Baca County. For 18+ years, I have provided electrical installation, service & repairs for the Walsh School District. I have a thorough understanding of the electrical repairs needed to each facility. The electrical system was initially installed, undoubtedly, very well but was done for a time period of 60 years ago. All sub panels, conduit, THHN wiring are from the original construction date in the 1960's. These items are made to last 20-30 years. With technology and teaching methods changing so rapidly, there is no way to upgrade the existing electrical system. It needs a complete overhaul.

In conclusion, I fully support the efforts of the Walsh Administration in applying for the BEST Grant. Eagle pride runs deep in my blood and I would love for my remaining children, and future generations, to have the ability to obtain their education in a safe environment in the Walsh community.

Thanks for your consideration!

Regards,

Scot McDonald  
McDonald Electric LLC

November 2020

To whom it may concern:

I live at 432 Ohio across from Walsh Elementary School. In the fall, I was out taking a walk when a local dog came out and attacked me. The dog bit me about 5 times and had to run to a nearby house to get away. I was bleeding all over and I ended having to go to the doctor to dress the bite wounds. The doctor thought I needed stitches on the back of my leg but because of the location of the bite, decided against stitches. In addition to the wound dressings, I also had to get a tetanus shot as well as take a round of penicillin. The dogs have also chased my brother and kids in our community. I am concerned for the safety of the children. The school does not have fencing all the way around the campus and I have seen the dogs running loose at the school.

Shirley Mundell

September 2020

To Whom It May Concern:

I am writing to you as a concerned community member and parent of two students attending the Walsh School District. On August 22, 2020 I witnessed suspicious activity on the Walsh Elementary playground that has left me questioning the safety and wellbeing of our children. As I was leaving a friend's house after dark, I noticed two people on the playground with flashlights looking in and around the playground equipment. It was very clear that they were not looking for a lost pet etc. due to the way they were feeling around and under the equipment. During this time, there were also two vehicles driving around the premises, one on the north side of the fence and one on the south side through the bus lane. After the people on the playground noticed me, a vehicle came to the west side by the cafeteria to pick up the said suspects. After that, all the cars that were driving around left the area.

I believe this should be an eye-opener that there are things going on in our little community that should not be pushed aside. The fact that there were people looking around where our children play is a concern on its own. Anyone can access our playground at any time if they want to. With the lack of secured fencing and lighting, our Elementary and High School are vulnerable to events like the one I mentioned above. The events that I witnessed that night were very unsettling and I hope this letter is an eye-opener that our school needs higher security.

Sincerely,

A Concerned Parent

Trina Cole

February 4, 2021

To the BEST board,

Hello, my name is Todd Randolph and I am a long time school board member and area farmer/rancher at Walsh Colorado. Since we were denied a BEST grant during the last two funding cycles..... WE'RE BACK YET AGAIN!!! Over the last year we have taken several more steps in order to be certain that pursuing a BEST grant is still the way we wish to proceed. We have been in constant work with our owner's reps. Our school board & community have even more knowledge which has helped us solidify our choice to continue the pursuit of this BEST grant. My recommendation letter resembles the last couple of requests I believe the take home points are still valid today, and come with a heightened sense of urgency due to the data we have gathered.

I am sure that when you are faced with the task of deciding how to rank the needs of all Colorado school districts which need capital construction projects funded it is a very difficult task. For this reason I applaud your willingness to serve on this important board. I would like to lay out my thoughts and concerns regarding why I think our school district would be a wise and necessary choice.

Our community is very conservative minded and we have historically made good decisions with regards to funding our district. However, due to the way the State has chosen to handle funding, it has been a very long time since there has been access to the type of money needed to actually keep our major buildings replaced. We've always done the best we can to keep better than adequate facilities, which are up to our community's standards, but like many 50+ year old buildings, there comes a time when their useful lives have been depleted. Thanks to our excellent maintenance crew, the outside of our buildings and grounds still look really nice, but we are now facing several shortcomings with regards to the bones of our facilities. Outdated electrical, HVAC, and plumbing (including sewer) systems, are either close to, or are at failing stages. Our staff has been very adaptive, and I applaud their resourcefulness when it comes to dealing with these troublesome issues. However, as a school board member, I realize the need to do everything we can to ensure that our district is properly equipped to educate our students well into the future.

The school board and our Administration has spent serious time investigating the best way to proceed remedying our infrastructure in a fiscally responsible manner. I realize that a lot of folks who aren't from rural areas assume that quite a few of our small towns will probably just continue to lose people until there is no need for a school at that location. However, thanks to the help of a highly trained community member, we have watched several presentations that make us comfortable with realizing we should have a steady enrollment for well into the future. We did experience a pretty sharp fall off in population a few decades ago, but now we have evened out at our current number. The expert refers to this phenomenon as "bumpy flat"

enrollment. Our district covers a very wide region geographically, so consolidation here, at this time, would be very impractical.

Besides being out of date, our current facilities were designed for a time when we had 3 times the number of students we currently serve. The inefficiencies of heating, cooling, and lighting these buildings, with several vacant rooms is obvious. Another striking problem is that we have two completely separate locations a block apart, which is no longer necessary. The fact that our student body and faculty must walk through part of town to move between buildings, as well as accessing the cafeteria, is unsafe and should be unnecessary.

We, in the more rural parts of Colorado, like to think we can take care of ourselves and try not to impose our problems on people in the urban areas who comprise the largest tax base. However, due to the way our State's education funding system is set up, we find ourselves in need of help, with resolving these most important capital construction issues. We would be thrilled if our staff would not have to worry about inadequate facilities, and could get back to the important part of teaching, which is what they do best. Like I've mentioned the last couple of years, if you would agree to help us through this dilemma, we promise to go away and not be a problem that you need to deal with for a long time.....haha! Thank you for your serious consideration of our grant proposal.

Sincerely,

Todd C Randolph

School board member

Proud parent of two Walsh graduates

Former Walsh graduate (go Class of 84!)

And local businessman



● **Facilities Impacted by this Grant Application** ●

**HUERFANO RE-1 - John Mall HS Replacement - John Mall HS - 1976**

District:	Auditor - Huerfano RE-1
School Name:	John Mall HS
Address:	335 PINE STREET
City:	WALSENBURG
Gross Area (SF):	72,852
Number of Buildings:	6
Replacement Value:	\$20,696,336
Condition Budget:	\$9,895,429
Total FCI:	0.48
Adequacy Index:	0.31



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,808,198	\$2,706,420	0.96
Equipment and Furnishings	\$496,248	\$620,311	1.25
Exterior Enclosure	\$3,179,404	\$1,551,069	0.49
Fire Protection	\$14,332	\$821,777	57.34
Furnishings	\$589,265	\$42,371	0.07
HVAC System	\$2,941,308	\$993,912	0.34
Interior Construction and Conveyance	\$2,876,626	\$2,006,034	0.70
Plumbing System	\$943,665	\$810,124	0.86
Site	\$3,463,050	\$1,112,505	0.32
Structure	\$3,384,240	\$36,530	0.01
<b>Overall - Total</b>	<b>\$20,696,336</b>	<b>\$10,701,053</b>	<b>0.52</b>

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

**Applicant Name:** HUERFANO RE-1

**County:** HUERFANO

**Project Title:** John Mall HS Replacement

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

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

**If Yes, please explain why:** The project was third below the funding line last year. Reduced funding in 2020 has been cited as a reason for non-award.

Also, a waiver was requested and the over-all project costs were deemed high as compared to other applications. This year the district is offering to contribute 5% more than the minimum required match from a bond passed in November of 2020 and the costs have been adjusted to this year's market conditions (considerably lower).

The unique project variables that contribute to higher costs have been further studied and costs adjusted accordingly. The known required project expenses that go beyond a typical school replacement are:

- Deep foundations (known requirement due to soil conditions).
- \$1.4 million of asbestos abatement to demolish existing school (testing has been performed).
- Secondary grades CTE program.

## Project Type:

- |   |   |  |   |
|---|---|--|---|
| <input checked="" type="checkbox"/> New School  | <input type="checkbox"/> Roof               | <input checked="" 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 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 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: Auto, Welding, Construction, Agriculture, Culinary and Cosmetology |   | <input type="checkbox"/> Other:                        |   |

## General Information About the District / School, and Information About the Affected Facilities:

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. The median household income in the County is \$36,700 and according to US Census data, 22% of the population lives under the poverty threshold. The district owns two schools. Peakview School and John Mall High School. There is also a new charter school in Gardner, CO that used to be a district school . It serves PK-8 students in the north end of Huerfano County.

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. The school's vision is to provide focused, creative and innovative learning experiences for all students. They emphasize lifelong learning, development of community partnerships and prepare their students to succeed in the 21st century. Peakview was built in 2004 through a local bond. This school facility is showing more deficiencies than expected for its age but it is not the subject of this grant application. The district intends to address the most pressing issues with funds from the 2020 successful bond. This will include innovation remodels to align with secondary instruction at the new school.

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. JMHS offers traditional high school academic courses as well as many post-secondary prep extra-curricular activities, clubs and competitive athletics. The district's focus on vocational (CTE) instruction and the inclusion of 7-8 students under a secondary school environment are on-going program developments that were discussed at length during master planning to inform the proposed project. The

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

district and community want to challenge 7-8 grade students and not hold them back in an elementary environment. 7-8 grade students move back and forth between Peakview and John Mall every day as FTEs are already shared across a 7-12 curriculum.

John Mall High School presents many health and safety issues. Recurrent structural movement is the main source of generalized concerns and water intrusion 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. The district spent \$51,693 in John Mall maintenance in 2019. There was also a \$118,900 insurance claim to repair the Gym flooring due to water intrusion.

**IMPORTANT UPDATE:** The school has been closed since November of last year due to structural safety concerns. As we re-apply for this grant, CSDSIP is assisting the district with repair of structural damage sustained during a snow storm on October 26th. The district has noticed a significant drop in academic focus and achievement since the school was closed last year and is hopeful that students will be able to come back sometime in March if repairs are completed.

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

Facility Deficiencies - Described in reference to CDE Construction Guidelines:

**4.1.1 Sound Building Structures** - The school has been closed by DFPC (State of Colorado) inspector since the end of October due to unsafe structural conditions after a snow storm. John Mall High School and its associated West Wing present chronic structural movement. 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. The district has had to reinforce and brace the building's leaning brick walls at multiple locations over the years with large washers and steel rods. In 2018, a large section of wall at the west wing had to be braced to avoid collapse. A section of wall in the gymnasium that had already been braced still presents a 1" lean-in and is being actively monitored.

This issue is disrupting instruction at the moment and is the district's highest safety concern and the primary reason to apply for a BEST Grant. While the district has been vigilant and swiftly attends 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.

**4.1.3 Roofs** - The roofing system is composed of non-commercial thin gauge metal sheathing installed in 1975, coupled with under-structure bagged batt insulation. It shows concave depressions on its surface and there is associated ponding in multiple locations. The recent accumulation of snow on the roof has proved that the originally designed 1/8" per foot slope is compromised and that 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. From the observed conditions, the roof insulation is compromised in multiple areas, especially when exposed to the interior. Installed levels of insulation don't meet current energy code requirements.

**4.1.4 Electrical Systems** - The main 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.

**4.1.5 Lighting Systems** - Fluorescent T8 light fixtures are in fair to poor condition. Emergency lighting coverage is not code compliant and some exit signs are not adequately located. Light levels are poor throughout the school for what is required in a learning environment. Exterior lighting is insufficient and wall-packs 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. Proper ventilation, air distribution and student comfort are system deficiencies that greatly impact the learning environment, especially during a pandemic. The school reports high absenteeism during the winter months due to illness and understands that it is due to poor ventilation. Addressing this problem is not easy when the structure is also deficient and unable to take on additional loads from compliant mechanical equipment.

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

The district has tried to supplement HVAC through additional base-board heat and residential AC condensing units to improve comfort in select areas but all efforts have fallen short. 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.

4.1.7 Plumbing Systems - All of the domestic water distribution is original and due for replacement. The system does not have water softening, required to prolong the lifespan of plumbing fixtures. The district continues to replace fixtures as required and as funds become available. Public-use plumbing fixtures were replaced in 2011. The back-of-house fixtures are in poor condition as well and due for replacement. The water heaters are 13 years old and the system is not equipped with a master mixing-valve nor is it capable of storing water at high enough temperatures to eliminate the risk of bacteria growth.

4.1.8 Fire Protection Systems - There are no sprinkler systems in the buildings. The corridors are not fire rated, making these buildings non-compliant with the basic principles of fire protection/egress.

4.1.9 Means of Egress - School-wide egress deficiencies include non-compliant hardware, non-compliant ramps, and insufficient exit signs. In addition, due to the building envelope movement, some egress doors continuously shift and get stuck, preventing adequate student egress. This is something the district addresses immediately by adjusting the doors and hardware as required. As mentioned above, the corridors are not fire-rated.

4.1.10 Hazardous Materials - Asbestos containing materials are present throughout. 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 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.

Upon further testing, it was discovered that the existing walls contain asbestos that will need removal prior to the eventual demolition of the building. This presents a considerable cost, included in this application.

4.1.11 Security - Building security is one of the main concerns for the Huerfano community. There are multiple entry points into both buildings. The main entrance at the main building has an Ai-phone with door release capabilities. While it is possible to lock the main door at the main building, secondary doors and the west wing remain unlocked during the school day due to the fact that classes are held in four different buildings and students access is needed. No additional electronic access control exists other than at the main entrance. The paging system is intercom-based with self-powered speakers and even though it is in working condition, it is aged and due for replacement. There is no PA broadcast to the exterior.

The district has recently invested in some cameras, but it is hard to monitor the surrounding areas of both buildings due to the existing buildings layout.

4.1.15 Site Pedestrian and Vehicular Traffic - Peakview School was built next door to John Mall High School in 2004. Grading throughout the site was minimal at the time, which is why the campus presents many accessibility challenges. Site access for both pedestrians and vehicles occurs through W. Pine Street to the north. Bus pick-up and drop-off is separated from parent and student traffic but parent drop-off is collocated in the main parking lot. This poses a safety issue that the district would like to address with the proposed new school development.

Technology - Buildings are connected via fiber. However, it is not a diverse redundant ring and the installed fiber cable is not outdoor rated. An industry standards-based telecommunications bonding and grounding system needs to be installed in data rooms. Existing cable is riser rated in plenum spaces and does not meet code. The phone system is an aged system, but it is functional. A phone was not observed in every classroom, so phone coverage is deficient and needs to be expanded and, ideally, a VoIP system should be installed. Internet coverage is reported to be adequate but the infrastructure is not ready for higher bandwidth instructional requirements. Classroom technology has been updated over the years at the main building but the West Wing classrooms are falling behind. The Cafetorium AV system was last updated in the 1990's and is due for replacement. Amplification of cellular or public safety radios is not existent.

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

Educational Adequacy - John Mall High School presents multiple educational adequacy problems. Besides the building system deficiencies that impact education described above, the circuitous circulation and spread-out layout throughout multiple buildings does not provide an adequate environment for a 21st Century program that requires a focus on collaboration.

Daylighting in classrooms is not maximized as it is only provided through clerestory type narrow windows. The cafeteria is centralized with low ceilings and does not provide opportunities for daylighting.

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 - The building contains a great amount of ACMs. Recent maintenance projects have required expensive abatement that creates a heavy financial burden on the district's capital renewal budget.

The unfortunate rushed construction in 1975, inadequate site and soil preparation, coupled with an atypical and faulty structural design at the onset of construction have all posed a safety concern, which has been a chronic problem difficult to address. The Huerfano School District community has passed a bond election and, with the help of the CDE and the BEST program, is now able to fully fund the replacement of John Mall High School.

### **Diligence Undertaken to Determine the Deficiencies Stated Above:**

#### **Building Assessments:**

At the time of the architectural assessment of John Mall High School, it was discovered the building presented active structural movement and that the district had recently braced a large portion of an exterior brick wall at the west wing. This triggered the need to conduct a professional structural assessment. BKBM Engineers was hired to conduct a review of the findings and to produce a report. The report showed that although the main steel frame was stable, the sectional brick walls, designed structurally as shear walls, had been moving and cracking for many years and presented a chronic, difficult to address problem.

After the October 26, 2020 snow storm, the district's insurance provider (CSDSIP) engaged Rivet Engineering Group to assess the sustained damages. In addition to the previous information regarding the inadequate structural design, and upon deeper exploration, Rivet found that multiple steel joists had sustained damage over the years, thus contributing to concave conditions causing roof leaks and minimization of roof slope. This report also mentions that specific details regarding steel joist design and strength are not available due to age of building. Nunn Construction has been engaged by CSDSIP to repair the joists where visible damage was found and hopefully be able to re-open the school sometime soon.

The architectural and engineering assessments, included in the supplemental information of the Facilities Master Plan pointed to additional major building deficiencies. The HVAC system, although recently renewed to add cooling, still wasn't able to provide the code-required ventilation levels for a healthy learning environment. Chronic roof leaks and water infiltration through walls deriving from a low quality, aging roofing system and pervasive structural movement posed a recurring maintenance challenge. This situation combined with deficient site grading and drainage throughout the campus indicates systemic, interrelated issues.

#### **Community-led Facilities Planning:**

In the second half of 2019, the Huerfano School District formed a planning group composed by district administration, staff and community members. From the very first meeting, the Committee was charged with the very open exercise of envisioning "What could be better?". This included both Peakview school and John Mall High School. Besides a few instructional/programming desires at Peakview, the bulk of the adequacy concerns came from John Mall. From this exercise, it was clear that the built environment at John Mall presented many challenges to the district's educational mission.

Inequity in classroom space, circuitous, hard to supervise student circulation and the desire to have appropriate areas for relevant, vocational instruction (CTE) were the educational themes. At this time, the planning committee also identified the need for all of the High School instruction to be under the same roof. Teaching stations in four different buildings poses a



## BEST FY2021-22 GRANT APPLICATION SUMMARIES

tremendous security challenge. This problem is also exacerbated by 7- 8th graders moving back and forth between John Mall and Peakview throughout the day.

### Bond Campaign:

Even after not being able to secure the BEST grant in the 2019-2020 cycle, and fully experiencing the challenging times of the COVID-19 pandemic, the school district decided to run a bond-election. Weekly zoom meetings led by a community group discussed creative educational advertisement (focused on facility needs) in the local radio station, local newspaper, and social media. The committee also organized a golf tournament and socially-distant main street rallies with students. As a result of this successful bond campaign, the school district is ready to contribute 5% more than the required minimum match to replace their High School building.

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

#### Proposed Solution:

After reviewing the structural building deficiencies and the educational inadequacies of their outdated school, the committee unanimously approved recommending a 2020 bond election to the Huerfano BOE to include the following:

#### BEST Grant Project:

- 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 (apart from BEST Grant):

- Address most pressing facility deficiencies at Peakview School
- Remodel Peakview to align program with new John Mall Secondary School.

After the Planning Committee had a chance to reflect on the building condition, educational adequacy, the operational realities of sharing staff across grades 7-12th, and empowered by their Guiding Principles, it was concluded that John Mall had to be replaced to create a 21st Century secondary school. The Board of Education agreed with the Committee's recommendation and ran a successful bond election in November of 2020 to secure the matching funds.

The proposal to address all of the building deficiencies listed in the previous section, including the educational adequacy problems mentioned, consists in replacing the current school with a new school facility east of the existing structure. The new facility will be built following the CCAB Construction Guidelines and best practices for schools. 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 will be 55,998 square feet. It would be approximately 8,000 square feet smaller than the existing 9-12 John Mall High School footprint (including the west wing) and would 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. Culinary, Construction, Agriculture, Auto and Welding shop areas will be co-located with the business classroom and research areas to create a business-focused suite.

In addition to this comprehensive school replacement project, the district is planning to address the most pressing facility

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

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 but only if the grant is awarded as the sale of the bonds is contingent on a successful BEST grant.

## **Due Diligence Undertaken in Defining the Stated Solution:**

During the second half of 2019, Huerfano School District created a community-led Master Planning Committee and hired Wold Architects and Engineers to assess facility conditions and facilitate visioning discussions. 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.

The Huerfano Master Planning Committee, through visioning discussions, worked hard to define the Guiding Principles that would guide decision making and the district's future. Huerfano School District Master Planning Guiding Principles:

- We commit to be visionary and innovative.
- We support an open and transparent process.
  - \* We are community driven and informed.
- We are fiscally responsible.
  - \* We are prudent with resources and facility decisions, and consider long-term financial impacts to the school and community.
  - \* We appreciate operational and environmental sustainability.
- Huerfano School District graduates will be equipped with skills to enter the next phase of their life, whether it is toward a career or college.
  - \* Our facilities should have appropriate physical and technology systems to support today's learning.
  - \* We will prepare students for high-demand careers and relevant occupations.
  - \* We will foster partnerships with organizations, businesses, industry and higher-ed in the area.
- Huerfano School District and Facilities are here to support students and their families.
  - \* We strive to provide safe, healthy and secure environments for our students, staff and families.
  - \* We shall support life-long multi-generational learning and adult education.
  - \* We continue to support our culture of strong Academics, Athletics and all areas of the Arts.
- The world is changing and we shall be prepared.
  - \* Our facilities and programs will be future-ready and nimble to adapt to future change.
  - \* We will support soft skills and workplace readiness:
    - > Collaboration
    - > Communication
    - > Creativity
    - > Critical Thinking
- Our schools are the center of our diverse community. Walsenburg has an inclusive culture where people help and support each other.
  - \* Our facilities are open to community use.
  - \* We facilitate and support diverse extra-curricular programs.
- We focus and reinforce our strengths.
  - \* We are Walsenburg strong! We are resourceful and resilient.
- We honor our community and school history and traditions.

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

- We value hands-on learning for all students,
  - \* PK through Adult.
  - \* Science, Technology, Engineering, Arts, Math (S.T.E.A.M.).
  - \* Project-Based Learning (PBL).
  - \* Career and Technical Education (CTE).

Empowered with the above Guiding Principles, and directive from the BoE of replacing 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.

In addition to the program and specifications, a site analysis, including studying the required demolition and removal of the existing buildings was considered and executed. This effort helped clarify any additional costs beyond a typical school replacement project. Those costs were included as part of this application.

## How Urgent is this Project?

The school is currently closed due to it deemed unsafe. This closure was determined in early November after a DFPC State Inspector assessed the damages to the structure incurred during a snow storm.

The John Mall High School structural problems need to be corrected in a comprehensive manner as soon as it is financially feasible to do so. The health and safety risk to students and staff from a roof component or brick wall collapse is persistent. From site observations, the risk appears to be increasing every year as the building continues to shift, move and age. This is evidenced by recent repairs in 2018, where a large section of wall at the west wing had to be braced as it started to bow and show signs of catastrophic failure. This had been the largest repair in decades until a snow storm came through on October 26, 2020. The damage to roofing members (steel joists) due to excessive deflection appears to be something chronic that was hidden and wasn't known before. This is currently being repaired in order to render the school safe again and have students return to the classroom.

The Huerfano School District is not able to comprehensively address the many building deficiencies at John Mall High School due to a limited bonding capacity. The district's limited financial resources are already allocated to addressing systemic deficiencies every year. The time to address this problem is now. The only way to make it happen is with the generous help of a BEST Grant.

If the project is not awarded, the district will continue to do whatever is necessary to safeguard students and staff.

**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.

## BEST FY2021-22 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 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 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.

The Huerfano community is ready to replace John Mall High School. They passed a bond in the middle of the pandemic to provide their minimum match and the district hopes that with the help of CDE and the BEST program, this time, the High School will be built to last.

**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. As we write this grant, CDSIP is repairing 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 though an insurance claim 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

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

movement and damages.

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

The Huerfano School District is very appreciative of its community's generosity. Passing a bond election has never been easy in Walsenburg due to the socio-economic drivers. In November, the community passed a bond that will allow the district to contribute 5% more (31%) than the minimum required match of 26% for this project.

The district's interest to offer enhanced vocational instruction to secondary grade students comes with the need for specialized fixtures and equipment. In order to provide an adequate space for agriculture classes, the district is seeking a Farm To School Grant to build a state of the art greenhouse. This component will be integrated in the layout and design of the new campus once the old John Mall High School is removed from the site.

**How do you budget annually to address capital outlay needs in your district/charter? Include \$/FTE for the prior fiscal year:**

An annual budget for capital outlay is calculated based on available funds from the General Fund. In recent fiscal years, the capital outlay budget has been at around \$286 per pupil FTE or a total of approximately \$150,000. This is budgeted district-wide and funds are available to any building for immediate 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?**

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 come down approximately 25-30% 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 existing John Mall facility will be demolished and removed from the site. Demolition costs are included in the grant, including \$1.4 million for asbestos abatement. This was determined by RLH Engineering after comprehensive materials testing of the existing structure.

<b>Current Grant Request:</b>	\$20,837,068.50	<b>CDE Minimum Match %:</b>	26.00
<b>Current Applicant Match:</b>	\$9,361,581.50	<b>Actual Match % Provided:</b>	31
<b>Current Project Request:</b>	\$30,198,650.00	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	0	<b>Contingent on a 2021 Bond?</b>	No
<b>Previous Matches:</b>	0	<b>Source of Match:</b>	
<b>Future Grant Requests:</b>	0		From successful bond election in November of 2020
<b>Total of All Phases:</b>	\$30,198,650.00	<b>Escalation %:</b>	3
<b>Affected Sq Ft:</b>	55,998	<b>Construction Contingency %:</b>	3
<b>Affected Pupils:</b>	137	<b>Owner Contingency %:</b>	6
<b>Cost Per Sq Ft:</b>	\$539.28	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$103.12	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$436.16	<b>Does this Qualify for HPCP?</b>	Yes
<b>Cost Per Pupil:</b>	\$220,428	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	409	<b>Who owns the Facility?</b>	District

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

N/A

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

If match is financed, explanation of financing terms:

N/A

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	500	<b>Bonded Debt Approved:</b>	\$16,400,000
<b>Assessed Valuation:</b>	\$100,994,765	<b>Year(s) Bond Approved:</b>	20
Statewide Median:	\$108,716,681		
<b>PPAV:</b>	\$202,175	<b>Bonded Debt Failed:</b>	
Statewide Median:	\$173,681		
<b>Unreserved Gen Fund 19-20:</b>	\$2,037,909	<b>Year(s) Bond Failed:</b>	
Statewide Median:	\$2,880,535		
<b>Median Household Income:</b>	\$37,388	<b>Outstanding Bonded Debt:</b>	\$18,270,000
Statewide Avg:	\$59,201		
<b>Free Reduced Lunch %:</b>	77.90%	<b>Total Bond Capacity:</b>	\$20,198,953
Statewide Avg:	47.28%	Statewide Median:	\$21,743,336
<b>Existing Bond Mill Levy:</b>	4.624	<b>Bond Capacity Remaining:</b>	\$1,928,953
Statewide Avg:	6.7	Statewide Median:	\$13,529,004
<b>3yr Avg OMFAC/Pupil:</b>	\$1,236.86		
Applicants Median:	\$2,359		



January 29, 2021

Michael Moore, Superintendent  
 Huerfano County School District  
 201 East 5<sup>th</sup> Street  
 Walsenburg, Colorado 81089

Dear Mr. Moore,

On behalf of the Colorado School Districts Self Insurance Pool I am writing this letter to provide you with a condition assessment opinion on the John Mall High School. We understand that the Huerfano County School District is currently seeking funding through the BEST grant program to replace this building following the passing of a bond in the recent local election to provide matching funding requirements.

As you know we are currently working with Nunn Construction to rectify the problems that resulted in the Colorado Department of Fire Prevention and Control to place caution tape over the entrances to prevent the building from being occupied until proper repairs are completed. Representatives from the Colorado DFPC visited the John Mall High School following a snowstorm event that resulted in enough moisture to collect on the roof to cause the roof trusses to deflect with resulting damages to the interior ceiling and CMU walls. We have engaged a forensic engineer to evaluate the building for repair of the damages. There is no evidence that any of the roof framing members failed, and the roof structure appears to be performing as designed when this building was constructed nearly forty years ago. While the deflection of the roof trusses has dissipated, based on this roof structure design, it can reportedly be expected to deflect again under similar snow loads in the future.

There have been other claims presented in recent years for additional design and condition related issues on this building as well. Moisture had found its way between the brick veneer exterior wall and wall sheathing on one such claim. CSDSIP engaged a forensic engineer to assist with repair recommendations for that claim also. It was discovered that the clips installed to secure the masonry veneer to metal sheathing were insufficient in the design, number installed, or were improperly installed in various areas on the west side of the building. While only the west side of the building was addressed for repair in that claim, given it was the area exhibiting water damage to invoke coverage for a claim, it can be assumed that the condition



may be present around the entire building exterior. Another perennial issue that the district has experienced in recent years is during the summer months the gym floor has heaved and buckled on separate occasion from apparent moisture intrusion. While we have been unsuccessful in identifying the exact cause, it appears to result after heavy rain events. It is suspected that the concrete slab under the gym was not likely installed with a vapor barrier under the slab. When the soils become saturated following periods of heavy rains the moisture is suspected to saturate the slab as well, causing the wood in the gym floor system to expand and buckle.

While CSDSIP has been able to address repairs for a portion of the ongoing issues that the Huerfano County School District has experienced at the John Mall High School, claims for those damages are subject to events invoking a covered cause of loss. As with all insurance agreements, there are limitations to those coverages. Property insurance coverage is designed to cover damages that result from sudden and accidental events, and often specifically excludes from coverage within the policy language certain types of damages such as: settling or cracking; wear and tear; design flaws or construction defects. As such the school district is left to bear the financial burden of those costs that cannot be covered by their insurance coverage. Repairs addressed in the issues discussed above, as well as other issues that may not have resulted in a claim through CSDSIP, have also been subject to the limitations of insurance agreement. It is of the opinion of the forensic experts engaged by CSDSIP that events that resulted in the damages discussed above are likely to occur again in the future with expected similar resulting damages. Without performing a complete demolition of the roof system, gym floor system, or the masonry veneer on the existing John Mall High School, and without re-designing those systems to meet today's standards and building codes, it is unlikely that the ongoing issues discussed in this letter can be permanently rectified. Demolishing the existing structure, along with designing and constructing a new high school, does appear to be the most viable option for the Huerfano County School District to provide a safe learning environment and to avoid further disruptions of the educational process for the high school aged students that attend the John Mall High School.

Sincerely,

*Rendall L. Wright*

Rendall Wright  
 Senior Property Claims Specialist



Colorado School Districts Self Insurance Pool | 6857 South Spruce St, Centennial, CO 80112  
 720-570-4567 | [www.csdsp.org](http://www.csdsp.org)

● **Facilities Impacted by this Grant Application** ●

**MESA COUNTY VALLEY 51 - Grand Junction HS Replacement - Grand Junction HS - 1954**

District:	Auditor - Mesa County Valley 51
School Name:	Grand Junction HS
Address:	1400 N 5TH ST
City:	GRAND JUNCTION
Gross Area (SF):	213,963
Number of Buildings:	6
Replacement Value:	\$74,737,607
Condition Budget:	\$37,453,367
Total FCI:	0.50
Adequacy Index:	0.36



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$12,897,187	\$8,897,612	0.69
Equipment and Furnishings	\$2,746,335	\$2,335,714	0.85
Exterior Enclosure	\$10,983,359	\$3,532,583	0.32
Fire Protection	\$334,778	\$2,489,807	7.44
Furnishings	\$1,698,008	\$211,374	0.12
HVAC System	\$10,163,599	\$5,610,965	0.55
Interior Construction and Conveyance	\$13,369,574	\$10,540,655	0.79
Plumbing System	\$3,373,156	\$2,585,534	0.77
Site	\$7,709,175	\$3,614,906	0.47
Structure	\$11,462,435	\$145,043	0.01
<b>Overall - Total</b>	<b>\$74,737,607</b>	<b>\$39,964,193</b>	<b>0.53</b>



# BEST FY2021-22 GRANT APPLICATION SUMMARIES

**Applicant Name:** MESA COUNTY VALLEY 51

**County:** MESA

**Project Title:** Grand Junction HS Replacement

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

1

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

**If Yes, please explain why:** Not awarded in 2019; program and overall cost too large as it included the large performing arts and new athletic fields on campus.

Awarded in 2020; Board of Ed decided not to pursue a bond because of Covid-19 economic impact in Mesa County.

## Project Type:

- |  |   |  |   |
|--|---|--|---|
| <input type="checkbox"/> New School                    | <input type="checkbox"/> Roof               | <input checked="" type="checkbox"/> Asbestos Abatement | <input checked="" type="checkbox"/> Water Systems     |
| <input checked="" 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 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 Information About the District / School, and Information About the Affected Facilities:

Grand Junction, the largest city in Mesa County, has a 140 year history. In 1881, the area experienced a land rush settlement and established a town, first named Ute, then West Denver and then re-named Grand Junction for its location at the confluence of the Gunnison and Colorado Rivers. In the early 1900's, irrigation transformed the area to an agriculture region. DOLA projects Mesa County's population will grow to 224,820 by 2025 (92.3% growth from 2000). The District is the largest employer, with over 3500 employees. Similar to other Western Slope communities, the economy relies on the cyclical industries of energy and tourism.

Mesa County School District 51 was consolidated in 1951 from smaller districts to provide education to students within the 2,000 square mile boundary. The District's vision is "engage, equip, and empower our learning community today for a limitless tomorrow". We are serving over 21,000 students during the 20-21 school year and currently are comprised of 24 elementary schools, 8 middle schools, an 8/9 school, 5 high schools, 1 career center, 2 alternative schools, 3 charter schools and a remote K-12 school. Districtwide 43.7% of our students qualify for free and reduced lunch.

The Maintenance Department operates work orders on School Dude software. There are 41 employed maintenance staff members and 17 employees on the grounds crew. The maintenance staff maintains almost 3 million SF of facilities.

One of the five traditional high schools in the District, GJHS serves between 1300 and 1600 students every year with the highest enrollment to date of 1700 students in 2012. We have 150 staff members at GJHS and the Free & Reduced rate is 48% for the school, a jump from 38% last year. GJHS is a comprehensive high school that is moving to become an Academy Model high school in order create small learning communities. Students are enrolled in 8 classes every semester with an open-campus lunch. Students can access academic options at Career Center, Valley, and Western Colorado Community College. GJHS graduation rate is 83% for four years; 89% for 7-year completer rate. Their matriculation rate is 57.8%, with 55% attending a four-year college.

GJHS is considered a flagship school for the school district, being 100 years in existence the diversity of the student population. GJHS' academic team has won the state championship 20 times and 2 national championships. Athletic programs include football, volleyball, soccer, golf, tennis, cross country, basketball, wrestling (2018 state champion), swim and dive, lacrosse, softball, baseball, track & field and cheer/poms.

GJHS' theatre program is CTE certified, including band, choir, orchestra and theatre arts. GJHS' theatre and music programs have received awards for outstanding performances over the past few years. Notably, GJHS has won Colorado Bandmasters

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

Association Exemplary Band award every year since 2007. One of our staff members was nominated as a quarterfinalist for the 2019 Grammy Music Educators Award.

GJHS' Journalism program uses Adobe Creative Suite and Trello. The business department offers a technology program with a host of software and internet platforms. The Technology Education program includes courses designed for students with hands-on, project-based learning that builds on college and workforce readiness skills.

Based on our previous master plan, completed over 15 years ago, over \$500M in capital needs were identified in our school facilities. In 2017, our voters supported a bond measure of \$118.5 million to replace a middle school and various safety, security, deferred maintenance and small additions across the district. We were fortunate to be awarded a BEST grant to fund a portion of the middle school to stretch these dollars further towards security and safety deficiencies in other buildings. In 2018, we engaged in an update of our comprehensive facility master plan.

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

GJHS is over 65 years old and has many deficiencies:

#### **Structural (Safety):**

The structural systems are compromised because of differential settlement on volatile soils conditions. The GJHS building components have settled at different rates over time. The entire slab on grade system requires constant maintenance. Both interior and exterior doors must be modified consistently so doors can open and close to provide egress. The master plan assessment estimated the substructure to be past its effective years of services life indicating the system as 'failing' and, 'in need of substantial improvement.' The facility was constructed in the 1950's with limited quality control. The masonry bearing walls consist of a random mix of three different types of structural masonry units, which have varying strengths and degrees of structural capacity. The materials and layup patterns indicate some walls are not structurally reinforced; but adding reinforcement in these areas would be difficult and costly. The walls were constructed without an air gap cavity or tested weather barrier, so the varied blocks may hold moisture or expand/contract with temperature changes at different rates. The master plan team found gaping cracks in the exterior wall and foundation systems and emphasized the weaker portions of the masonry bearing walls are bound to crack and fail. The assessment ultimately concluded it would be impossible to project the useful life of the structure and/or prevent its failure without expending large sums of money. Overall, the structural integrity is limited and presents hazards associated with safety, security, accessibility.

#### **Security (Security, Safety, Technology):**

Similar to other schools constructed in the 1950's, GJHS does not have security features. The campus lacks a secure vestibule adjacent to admin offices, a secure site perimeter, fire protection systems, emergency voice evacuation system, and an integrated panic button. Most of the doors and door hardware were installed with the original construction of each building, which have not been updated to align with current accessibility codes nor do they address CDE's Public School Facility Construction Guidelines for classroom doors to be lockable from the inside of the classroom without a key. Occupants can gain access to the interior of the high school through 55 separate exterior points of entry into the different buildings. In the event of a lock down, it is difficult to track the comings and goings of students, staff, and visitors. The principal noted that on the occasion of one lockdown, where students were outside of the building and had to go into the building, a juvenile who was not a student at GJHS was shuffled inside the building. It was this juvenile who had been reported to have a firearm and was the reason the lockdown was called. This person was locked down, with a weapon, inside the school. The assessment team noted evidence of unauthorized access on the library roof and damage to the sunshades. The district is faced with a significant amount of risk and increased liability due to their susceptibility to vandalism, intruders, and minimal campus security.

#### **Site Safety (Safety, Health)**

Classrooms are spread between multiple buildings in which students travel between each day. Multiple buildings on campus also applies stress on the students and staffs time-sensitive schedules. The site perimeter does not have a hard boundary to direct pedestrians to designated entry points. The main entrance to the facility is difficult to locate from the parking lots and would require some previous knowledge to find it. The line of sight for certain areas of the buildings are impeded for the occupants and local law enforcement. The landscaping does not restrict unauthorized access to windows, roofs, or other areas of the site. Some of the parking area asphalt is original and was installed in 1954. These systems are 25 years beyond their useful life. Trip and fall hazards are found throughout the site from heaving walkways to deteriorating asphalt. The site

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

is hard to navigate because of the few signs or way-finding features directing traffic and pedestrians to the correct location. Currently, the service delivery area on the campus is not independent or separated from pedestrian traffic. GJHS has inherent safety and health hazards due to the building conditions caused by soil settlement. Tripping hazards along interior walkways, column lines, and at concrete edges are noted throughout the facility and the surrounding area due to heaving slabs, cracks in concrete, and trench grate gaps. Most of railings, bleachers, and steps throughout the facility are not compliant with current ADA Standards or building code. Some of the entrances into the building are missing crosswalks and have drainage flows into pedestrian areas raising concerns for slipping and/or struck-by hazards.

### Hazardous Materials (Health, Safety):

Routine maintenance and building upgrades are more complicated because of the presence of hazardous materials. In Western Colorado and Utah in the 1950's, it was common practice to use the sand from Uranium mill tailings in masonry and concrete. Decayed uranium eventually turns into radon gas and has plagued the site. Previous abatement methods were attempted to remove the radioactive products without impacting the facility's structural integrity; however, uranium-containing mill tailings remain under portions of the foundational slabs of the building additions. Hazmat and AHERA reports indicate GJHS has many types of Asbestos Containing Material (ACM) in acoustic ceiling (57,500 SF), floor tiles and mastic (55,500 SF), drywall system (21,000 SF), pipe fittings, pipe insulation and transite panels.

### Roof and Building Envelope (Health, Safety):

Based on the assessment reports, the wall system appears to be failing. These exterior elements are past their effective years of service life and require consistent maintenance to properly function. Windows are original and past due for replacement. The exterior door and hardware systems are original and have not been upgraded to align with current accessibility codes. The roof covering a large portion was installed in 1986 and is a ballasted built-up roofing (BUR) system with deck insulation. The system is 35 years old, well beyond its 20-year useful life and in need of replacement. Cracking of interior walls and expansion joints are common. The roof openings and accessories are beyond their useful life. Water stains were observed on the ceiling tile throughout the building. GJHS has leaks from roofing penetrations or plumbing leaks above the ceiling. Leaks have occurred because piping, HVAC and electrical conduit have been mounted onto the roof to avoid ACM contaminated areas but increased the quantity of penetrations. There is lack of defined maintenance access pathways and roof ladders for the GJHS facility, resulting in dangerous conditions for maintenance staff.

### Mechanical (Health, Safety):

The cooling generating systems throughout GJHS include a chiller and rooftop HVAC units that are beyond their useful life. The rooftop units are generally constant air volume and not energy efficient. As noted in the CDE report, there are concerns over the air quality in the facility. Ventilation throughout the original building is an issue and there has been reported concern due to sewage odor. Poor ventilation has become more of a health and safety concern because of Covid-19 and an outbreak of norovirus in the school in 2019.

### Electrical (Health, Safety, Security, Technology):

GJHS does not have sufficient electrical capacity to support their current program needs and frequently experience tripped breakers throughout various sections of the building. The facility has a 1600amp 480Y/277 3 phase 4 wire electrical system. The electrical system in its existing configuration, from the transformer to the panel, does not have room for additional electrical capacity. The backup generator is not sized correctly to supply power to all the emergency lighting throughout the buildings, presenting a safety risk. The 208V distribution switchboard is nearing the end of its useful life. Some branch circuit panels have little to no spare capacity and are near the end of their useful life. In addition, the electronic ballasts are nearing the end of their useful life and GJHS staff has already experienced some ballast failures.

### Plumbing (Health, Safety):

The plumbing fixtures are in large part from the original construction of the building in 1954. The CDE report noted the school does not have adequate plumbing to meet the program requirements. Given Covid-19 there are limited sinks for students and staff to wash hands regularly. Fixture part replacements and repairs are difficult and expensive. There are long stretches of hallways without drinking fountains or restrooms. The domestic water distribution system is composed of original steel water lines that are in danger of failure.. Facilities' personnel have noted that past failures have led to boiler damage and switchgear damage from ruptured lines leaking into the electrical room. The domestic water piping is 65-years old, well beyond the

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

service life of 30-years.

GJHS facility has a sanitary waste piping system that is 34-years beyond its average service life. Facility staff frequently experience failures of the sanitary piping, such as clogged lines and slow drainage flow. In several restrooms, the smell of sewage gas is often present.

The 65-year-old storm water piping was installed at the same time as the sanitary waste piping and beyond its useful life. Ponding of excess storm water leads to slipping hazards.

**Fire Alarm System and Fire Sprinkler (Safety, Security):**

There are no fire protection or fire suppression systems in the majority of GJHS. There is a small sprinkler system located in the auditorium of the main building. Fire hydrants are original. The fire alarm system has zones throughout the building but is not equipped with voice alarm.

**Technology (Technology, Safety):** Our technology infrastructure is outdated. There is poor wireless connectivity. We have no lighting system. Some rooms created over the years of the building's existence do not have light switches in the room. In lockdown events, the teachers/staff with no light switches must travel into the hallway and physically open and turn off the power in the fuse box to kill the lights. Staff must utilize two-way radios as reliance on mobile phones is not a luxury we have in the building.

**Accessibility (Safety, Health):**

The school does not provide ADA accessibility. The facility elevator does not operate. There is not a single occupant restroom facility compliant with current ADA code.

**Special Education Spaces (Health):**

The existing Special Education space is not large enough to adequately support our SPED program. The SPED spaces do not have enough equipment, storage space, kitchen appliances, and a dark room to support the severe needs of students currently enrolled.

**Interior Systems and Finishes (Health, Safety):**

Interior partitions original are well beyond their useful life. Many restroom toilet partitions, towel/hand-dryers, and soap dispensers missing or not operational throughout the building. Casework is original and failing. There are no acoustical materials between learning spaces.

**Overcrowding Challenges (Health, Safety, Security):**

One example of overcrowding is the cafeteria has a capacity of 226 students, but we have over 1300 students. Lunch periods are loud and chaotic in our dark & small cafeteria.

Our community knows this building is in the worst condition in the district and we could list more reasons why this facility is failing...but are limited by word count.

### **Diligence Undertaken to Determine the Deficiencies Stated Above:**

Due diligence completed by the school district for GJHS' deficiencies includes the following:

- CDE's assessment for GJHS was completed in July 2018. The total FCI of the campus was rated at 0.39. Certain areas are in notably worse condition, such as the Site, Math Building, and 300 Building addition, which have reported FCI values ranging from 0.48–0.56. The CDE assessment and FCI scores are now 2.5 years old.

- In 2018, the District also initiated a comprehensive facility master plan process. As part of the master plan, facility condition assessments were completed by the consultant team of Cuningham Group (Architect), Mechanical, Electrical, Plumbing, Structural, Civil and Technology Engineers. The findings of this assessment recommended the building to be replaced, as it has a projected remaining life expectancy of 0–5 years.

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

- Our maintenance staff and principal for the building communicated their daily challenges with the facility to the master plan team.
- The district's environmental consultant, Grande River Environmental, identified hazardous materials including asbestos, lead and uranium in the building beyond the AHERA reports.
- We competitively procured design team to review master plan and confirm deficiencies in early 2020. The selected design team, DLR Group/Blythe Group includes architects and all engineers needed to provide design services.
- We have reviewed all geotechnical information for the site to confirm poor soils conditions.
- The Board of Education and Superintendent have done community outreach focus groups to identify the community perception of the facility. This facility being in the worst shape is well known in the Grand Junction community and greater Western Slope.

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

In May 2018, D51 established a Steering Committee / Long Range Planning (LRP) Committee to provide guidance throughout the master plan process. Next, they coordinated an effort to recruit a large group of stakeholders from each of the communities, all school levels, local businesses and governments as well as staff and students. This group of approximately 65 people actively participated in a series of three interactive workshops led by the master plan team of Cuningham/Chamberlin to provide input and guidance to the District. A Shared Vision statement was created for how facilities support the D51 Learning Model, which led to establishing Principles and Standards by which to measure their school facilities. District educational leaders participated in a "gap analysis" that was complete by all school Principals, measuring the gap between their current facilities and what they wish to see to better support their educational model. The community Workshops were held in September, October, and November 2018, resulting in the creation of a 10-year view of the District, which included improvements to all high schools and specifically replacement of Grand Junction High School.

Although replacement of Grand Junction High School was not a new idea in the district, the community representatives in the Master Plan Workshops made it clear that it is a near-term priority. As a result, the LRP and the Board of Education supported programming and planning for a replacement facility in support of pursuing of a BEST Grant. A first step was for several GJHS staff members to visit other high school facilities. Alexandria Area High School in Alexandria, MN is a high school that was recently replaced and serves a similar target capacity as GJHS. Several representatives from GJHS toured AAHS and met with the Principal to learn about their process to achieve a community-focused design process and school culture.

The District Master Plan process and the facility tours enabled the LRP and key GJHS staff to efficiently engage in two sessions over two days to finalize a Program List of Spaces, drawing upon the existing GJHS space utilization and the CDE Guidelines; explore initial design concepts in small groups; and ultimately create a concept layout for the replacement of Grand Junction High School.

The CDE Statewide Facility Assessment and the Cuningham/Chamberlin Team's Facility Assessment documentation clearly illustrates the significant problems with the existing facility and its deficiencies. The proposed solution to replace GJHS came directly from the guidance and feedback of the LRP and GJHS staff members and focused on addressing the most critical issues and concerns.

In early 2020, in parallel with the 2020 BEST Grant application submission, D51 went through a procurement process for a design team for GJHS. The intent of the RFP timing was to move through Schematic Design and early Design Development so that the community could be better informed of the design direction of GJHS. After a short list and interview process, D51 selected the architectural team of Blythe Group and DLR Group and conceptual design was completed in December of 2020 and Schematic Design is underway.

GJHS currently is comprised of eight separate buildings, with seven on the main campus and one across North 5th St. School. District leadership has been vocal about the ongoing safety and attendance problems that result from having many entry points that cannot effectively be supervised or secured. The replacement school will consist of one contiguous building

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

located on the main campus, which will enable GJHS to have a secure campus and build a better sense of community. With a single new building, the school can achieve its goal of having one main entry point that can be controlled by the Administration and the opportunity for a closed campus. This would significantly improve the current campus conditions, which is lacking in safety and site security.

The new school will be designed specifically around the district's learning model, which focuses on individualized, performance-based learning. This approach will allow for a variety of learning styles, including group work, individual learning, and traditional methods of teaching. Unlike the existing disparate buildings that do not share circulation or provide informal spaces for students to work together or study, the replacement facility is planned to have compact learning communities arranged around a central core space that can enable a greater sense of connectivity. The learning communities will be better able to support the district's learning model and the opportunity to consider an academy model of educational delivery. Instructional space will be utilized in a way that compliments the learning model. As such, each student will have the opportunity to thrive in a safe and secure environment that caters to his or her learning abilities and needs. The central, open, social commons or heart to the school will further emphasize GJHS as a community school while efficiently supporting multiple program functions such as dining, gathering, study space, and the central circulation for the building. It will also serve as the pre-function area with concessions and support for the adjacent Auditorium and Gymnasium spaces, which are positioned for easy access from the Main Entry and public parking, which is critical for the many community uses that depend on GJHS today.

The more compact replacement facility allows for the current practice and competition athletic areas on the campus to be reconfigured after the existing buildings are removed, as well as a safer separation of student, visitor, staff, and bus vehicular circulation on campus. Having a new school for these students is imperative.

Our auditorium space at GJHS is truly a community center for the neighborhood and various performing arts groups. We believe through the design process, it will be under the same roof as GJHS rather than a stand-alone building on the GJHS campus, but that has not been fully determined. We plan to work with the various users of the auditorium in fund raising efforts and because of this, we are not including the auditorium space hard costs in our BEST grant application and while it will be a component of the GJHS project, will fund that space separately.

Likewise, the sports fields that are needed to replace the fields where the new GJHS would be built are also community spaces. Although the fields will be a component of the GJHS project, we are not asking for hard cost funding for these athletic facilities in this grant application and will fund these fields outside of the BEST grant.

The school district is not including the costs for FF&E, end user devices (Chomebooks, phones, projectors, etc.) or CTE equipment and will fund those items outside of the BEST grant.

We also recognize the large budget a high school the size of GJHS is bringing to the BEST program for requested funding. We have been following other similar sized bond funding requests in other communities and feel confident with our proposed budget. It is our intention to request for a percentage of funding from the BEST program for construction, abatement, demolition and utility improvements only in this replacement project and the school district will fund other components of this large project, including the majority of soft costs, in the event of a successful bond in November of 2021.

The district hoped to have renderings in the summer of 2020 to publish with campaign materials for a 2020 presidential year bond measure. After bringing an unsuccessful GJHS BEST application in 2019, we worked to improve our application with the feedback received. We were thrilled when our 2020 application was selected for funding! Unfortunately, the economic impacts of the Covid-19 pandemic on our conservative community meant we would have a difficult time getting voter support as the unemployment rate in Mesa County jumped to 12.5%. With heavy hearts, our school board decided 2020 was not the year for the greater Grand Junction community to be presented with a school bond measure on the ballot and our awarded funding moved down the BEST grant list. It is thought the off-year election of 2021, with a single focused project – GJHS – is our year to pass a bond measure. When our multi high school project bond failed in 2019, we received community feedback that we should only go to the voters with only GJHS and so we have taken that feedback to focus on the worst condition building in our district.

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

We know we must show our conservative community we have been awarded grant funding for GJHS to go back to our voters to secure a successful bond measure. The GJHS building deficiencies are now two years older than they were when we applied for a BEST grant in 2019 and continue to deteriorate. We have had to throw good money after bad just to keep the doors open for over 1300 students each day and we know a school replacement project is the only viable long-term solution for GJHS, a school facility well past its useful life. If awarded a BEST grant for our replacement school, the BEST program can immediately impact the largest student population high school on the Western Slope.

### **Due Diligence Undertaken in Defining the Stated Solution:**

Due diligence completed by the school district for GJHS' solutions includes the following:

- As noted in the solutions section, a master plan team led by Cuningham Group engaged the community, toured other high schools and worked closely with an advisory group to identify viable solutions, with the replacement school as the unanimous recommendation.
- The school District's environmental consultant prepared cost estimates by working with abatement companies to abate and demolish the structure and address the radioactive materials from the Uranium mill tailing sand.
- We have competitively procured a design team, DLR/Blythe, to continue moving the project's design forward into construction documents with a team of design experts.
- DLR/Blythe have facilitated bi-monthly design advisory meetings to gather feedback from the leadership and stakeholder committees. The design continues to make progress every week. The school will be designed to meet and/or exceed CDE standards for programming space.
- DLR/Blythe are scheduling meetings with user groups such as food service, SRO, teachers, maintenance, technology staff, security staff and administrators to dig deeper into the needs for the replacement school.
- We have contacted the local utility companies to understand tap fee impacts for infrastructure.
- Deep foundation systems have been assumed because of poor soils indicated in geotechnical information.
- We have engaged a local contractor, FCI constructors, to provide cost model information as they are currently working on several large k-12 projects on the Western Slope. We plan to competitively procure our general contractor at the appropriate time.

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

Based on reports from our master planning team, many of the structures and systems at GJHS have a life expectancy of 0-5 years, indicating critical and urgent need for solutions. If we were to have a catastrophic failure of these systems, we would not be able to provide a facility for over 1,300 students and 150 staff members. We do not currently have capacity at our other high schools to absorb this many students. We must act now to address this failing facility. The facility assessments are now between 2-3 years old and the facility condition is worsening.

With the Covid-19 closure of schools we learned firsthand what a closure of GJHS would mean for our students, and it is not good. Closing the facility resulted in our attendance rate dropping substantially as did student engagement, work completion and understanding. When we went remote, our failure rates increased by about 50%. Students did not have access to many mental health resources that we integrate into our day and we saw increase in student depression, drug and alcohol use.

The District is resubmitting BEST grant this year, in the hopes of leveraging the support to engage a reluctant voting base and assist with the critical needs for a school replacement for Grand Junction high school students. Award of the grant funding will greatly assist in demonstrating the need at this facility and fiscal responsibility of the District.

**Does this Project Conform with the Public School Facility Construction Guidelines?** Yes

# BEST FY2021-22 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?**

The District prioritizes and commits to regular maintenance of District facilities to extend their value to their students, staff and community for as long as possible. The District's Maintenance Department has an operating budget of approximately \$3 million. This includes department staff of licensed HVAC technicians, fire alarm technicians, plumbers, and electricians; as well as non-licensed carpenters, painters, roofer and grounds keepers.

The district will maintain the capital construction project upon completion of the grant, through implementation of a preventative and proactive maintenance program. Staff at all of District 51's buildings (44 total) send in electronic work orders for trouble calls through School Dude software. The Maintenance Department generates the majority of the work orders as part of a preventative maintenance program aimed to maximize the life of their buildings. The maintenance staff performs the required fire alarm inspections, services the plumbing systems, programs and monitors the building automation systems, and follows the recommended filter replacement and cleaning schedule on the HVAC equipment. The Maintenance Department contracts with qualified vendors for inspection and maintenance services on the fire suppression systems, elevators, emergency generator systems, gym floors, and roofing systems that are under warranty. The buildings are painted on an average of every six years. The average age of the district schools is 43 years old. The Maintenance Department has demonstrated over the years that it maintains our district's facilities in a clean, healthy, and comfortable condition. The district's newer facilities take a lower proportion of their resources to maintain in good condition, but they are cared for with the goal of keeping them in a 'like new' condition. The annual fire department and health department inspections of the District's facilities typically find few, if any, violations with the buildings or systems at our schools.

A new school will first be under warranty by the general contractor and then maintained according to the district's regular schedules. The contractor will also provide training and operation/maintenance information to the District's 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.

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 to budget appropriately for the funding required for replacement of buildings at the end of their useful life. The current amounts (2020-21) budgeted are \$100 per pupil. These transfers may increase as needed depending on the projects required each year. The Maintenance Department's preventative approach to maintenance demonstrates the District's ability to maximize the life of the new 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:**

The current High School, on 5th Street, was constructed to replace the first Grand Junction High School building at 9th Street and Chipeta Avenue. The old Grand Junction High served on that site from 1911-1955 and remained in partial use by the District until 1971. The original site was later converted to the Chipeta Elementary School.

The current Grand Junction High School building opened in its location at 1400 North 5th Street in 1956 and, with a few modifications, it serves in this location today. It is believed the construction of Grand Junction High School was funded through community taxes.

## **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 Grand Junction High School facility, opened in 1956, has undergone several capital improvements in order to make it suitable for students. It received two small additions in 1969 and 1972, Building "C" and Vo-Tech. From 1982-85 the library, weight room and Building "D" were added. In 1998 the Math Building was constructed. The most recent significant capital improvement to the facility occurred 15-17 years ago, from 2004-06, when the Arts/Technology building was constructed. In 2006, an auxiliary gym was constructed to the east of the main gym.



# BEST FY2021-22 GRANT APPLICATION SUMMARIES

In the past two years, we had an emergency repair of a pair of gang restrooms that were failing. We also had an emergency re-roofing for roof leaks above one classroom wing in the past few months. The roofing was splitting and cracking in the built-up-asphalt roof and the district had been spending a lot of time doing constant repair work in this area. The classroom acoustic ceilings in this section are asbestos-containing and the growing risk of the roof leaks causing an asbestos spill prompted the district to move forward with a replacement of this section of the roofing. We were able to add more security systems to our door openings to monitor student traffic between buildings. Outside of some cosmetic updates of carpeting (also requiring abatement) cove base and painting, GJHS has not had any significant capital improvements 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?**

Given the cost of a replacement high school needed to serve our student population, a BEST Grant application was one of the avenues knew we needed to pursue for a replacement GJHS. With a successful BEST grant, we feel we can leverage the awarded grant funding into a successful 2021 bond.

In this application, we are requesting drastically less funding from BEST than we could ask from the program based on our match %. We are requesting 9.2% of our total project cost instead of 41% that we could request. We feel the amount of 9.2% being awarded by BEST will go a long way with our community support to replace GJHS.

Additionally, we are not requesting BEST funds for FF&E (over \$3M), technology (over \$2M), the construction costs for athletic fields nor construction costs for the performing arts space (over \$14M).

If awarded BEST and in the event of a successful 2021 bond, we will look at other grant funding programs to leverage those dollars.

We will also pursue any energy utility rebates post-construction after delivering a more energy efficient building.

## **How do you budget annually to address capital outlay needs in your district/charter? Include \$/FTE for the prior fiscal year:**

The district budgets annually through the Capital Projects Fund to address the facility's capital outlay. The district funds are allocated from the General Fund for Capital requirements:

### Capital Expenses

FY14-15 \$2,230,336

FY15-16 \$800,596

FY16-17 \$2,483,479

FY 17-18 \$5,399,165

FY 18-19 \$4,091,962

FY 19-20 \$3,917,391

FY 20-21 \$5,552,707 (budgeted)

With over 21,000 students in the district, we budget between \$175-275/pupil each year.

## **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 annual utility cost for gas and electric at GJHS ranges from approximately \$150,000-\$185,000.

We anticipate seeing a reduction in energy and water utility costs with a replacement school. Estimates are a reduction of 25%-35% of these costs on average.

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

We will demolish the existing school and build a replacement school on the same site. Our budget for abatement and demolition is approximately \$3.5 million.

**Current Grant Request:** \$9,996,933.56

**CDE Minimum Match %:**

59.00

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

<b>Current Applicant Match:</b>	\$98,783,627.44	<b>Actual Match % Provided:</b>	90.81
<b>Current Project Request:</b>	\$108,780,561.00	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	0	<b>Contingent on a 2021 Bond?</b>	Yes
<b>Previous Matches:</b>	0	<b>Source of Match:</b>	The match will come from a bond that will be placed on the November 2021 ballot.
<b>Future Grant Requests:</b>	0		
<b>Total of All Phases:</b>	\$108,780,561.00	<b>Escalation %:</b>	8.5
<b>Affected Sq Ft:</b>	232,825	<b>Construction Contingency %:</b>	6.5
<b>Affected Pupils:</b>	1,378	<b>Owner Contingency %:</b>	7
<b>Cost Per Sq Ft:</b>	\$467.22	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$40.71	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$426.51	<b>Does this Qualify for HPCP?</b>	No
<b>Cost Per Pupil:</b>	\$78,941	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	169	<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>	20,322	<b>Bonded Debt Approved:</b>	\$118,500,000
<b>Assessed Valuation:</b>	\$1,923,891,560	<b>Year(s) Bond Approved:</b>	17
Statewide Median: \$108,716,681		<b>Bonded Debt Failed:</b>	\$179,500,000
<b>PPAV:</b>	\$94,659	<b>Year(s) Bond Failed:</b>	19
Statewide Median: \$173,681		<b>Outstanding Bonded Debt:</b>	\$183,730,000
<b>Unreserved Gen Fund 19-20:</b>	\$15,028,884	<b>Total Bond Capacity:</b>	\$384,778,312
Statewide Median: \$2,880,535		Statewide Median: \$21,743,336	
<b>Median Household Income:</b>	\$55,231	<b>Bond Capacity Remaining:</b>	\$201,048,312
Statewide Avg: \$59,201		Statewide Median: \$13,529,004	
<b>Free Reduced Lunch %:</b>	44.20%		
Statewide Avg: 47.28%			
<b>Existing Bond Mill Levy:</b>	9.431		
Statewide Avg: 6.7			
<b>3yr Avg OMFAC/Pupil:</b>	\$3,296.98		
Applicants Median: \$2,359			

● **Facilities Impacted by this Grant Application** ●

**PLATEAU VALLEY 50 - PK-12 Renovation & Replacement - Plateau Valley ES/MS/HS - 1959**

District:	Auditor - Plateau Valley 50
School Name:	Plateau Valley ES/MS/HS
Address:	56600 HIGHWAY 330
City:	COLLBRAN
Gross Area (SF):	95,785
Number of Buildings:	1
Replacement Value:	\$29,621,363
Condition Budget:	\$15,846,209
Total FCI:	0.53
Adequacy Index:	0.39



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$3,814,341	\$3,480,907	0.91
Equipment and Furnshings	\$841,651	\$197,675	0.23
Exterior Enclosure	\$4,840,162	\$1,901,313	0.39
Fire Protection	\$440,787	\$925,132	2.10
Furnishings	\$1,636,579	\$300,539	0.18
HVAC System	\$2,069,707	\$1,608,043	0.78
Interior Construction and Conveyance	\$5,826,230	\$3,284,031	0.56
Plumbing System	\$1,998,396	\$1,653,646	0.83
Site	\$3,758,946	\$3,683,217	0.98
Structure	\$4,394,564	\$46,598	0.01
<b>Overall - Total</b>	<b>\$29,621,363</b>	<b>\$17,081,101</b>	<b>0.58</b>

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

**Applicant Name:** PLATEAU VALLEY 50

**County:** MESA

**Project Title:** PK-12 Renovation & Replacement

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

2

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

**If Yes, please explain why:** Not a lot of feedback on score cards for reason; one CCAB member thought assessed value per pupil too high.

## Project Type:

- |  |   |  |   |
|--|---|--|---|
| <input type="checkbox"/> New School                    | <input type="checkbox"/> Roof               | <input checked="" type="checkbox"/> Asbestos Abatement | <input checked="" type="checkbox"/> Water Systems     |
| <input checked="" type="checkbox"/> School Replacement | <input type="checkbox"/> Fire Alarm         | <input type="checkbox"/> Lighting                      | <input checked="" 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 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 Information About the District / School, and Information About the Affected Facilities:

PVSD formed in 1950 serving the Towns of Collbran, Mesa, Molina and unincorporated Plateau City with boundaries stretching 802 square miles on the Grand Mesa. Grand Junction, the closest city and airport, is 40 miles away. The mission is: "PVSD shall strive to provide a safe environment for all students and staff, meaningful opportunities and innovative educational programs for all students so that they reach their learning potential, including the attainment of content standards, through partnerships between home, school and the community."

The population is approx. 1,400. PVSD includes a Job Corps HS (<https://collbran.jobcorps.gov/>) administered by the US Dept of Labor, at a different site that enrolls 125 secondary students. PVSD is the largest employer with 68 staff. Economic drivers in PVSD include agriculture and tourism, both of which are subject to economic booms and busts. A large % of households have residents commuting outside PVSD daily. Our Assessed Value (AV) fluctuates wildly as it is closely tied to oil and gas and has decreased over \$50M in the past year. The AV/pupil is high because we have a low number of students over vast amounts of land. The major oil/gas company in our district boundaries was Occidental (Oxy). In 2011 and 12, Oxy overvalued their leasehold and overpaid county taxes. Oxy discovered this in 2013 and they petitioned the county for a refund. In 2017, the Supreme Court of CO ruled Oxy could collect the refund plus 12% annual interest on the overpaid taxes. For our district alone, this calculated to be over \$630,000 for tax year 2011.

The free and reduced rate is 35% for the pk-12 school and 54% including Job Corps. We believe our free/reduced qualifying population is drastically higher than reported. Our community is prideful and hardworking and qualified homes do not apply out of perceived weakness of asking the government for help. Teachers repeatedly report students in school who are not believed to be receiving proper nutrition and we offer free breakfast to all students regardless of status. A food bank sends home bags of food with many students every week. PVSD was featured in the 2013 food documentary "A Place at the Table" examining hunger in Colorado. The documentary noted "the filmmakers found Collbran, a tiny town that is working hard to feed its people and reduce the stigma of seeking help".

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. This director was recently awarded a national award for custodians. The master plan team was stunned by the apparent good condition of the school at first glance, given its age. Only when taking a deeper dive into the infrastructure of the facility, were major deficiencies discovered on some systems that have been maintained for over six decades.

PVS has 280 students enrolled in pk-12 in 2020-21 and we are "Accredited". Graduation rate is 90% within five years. SPED students make up 16% of our district. It is difficult for us to offer high level math and science due to lack of teaching applicants. We offer 4 AP courses and dual-enrollment at a community college in Grand Junction. 2 of our HS teachers hold

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

master's degrees. In 2019, 69% of our graduates went onto higher education, trade schools or the military. Being a community comprised of ranchers, the Ag program at our school is popular. Participation in Future Farmers of America is high and our chapter has won numerous awards in the past five years, including on the national level.

We were awarded a BEST grant in 2014 for asbestos abatement of 15k SF of flooring materials in the old sections of the building. We obtained a BEST grant in 2016 for HVAC improvements of the RTU units in our 1959 portion.

### Deficiencies Associated with this Project:

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 feet away from the entry door that is not locked during the day. Visitors cannot check in without being allowed full entry. We have outdated security cameras; 10 cameras do not function but have been left in place as deterrent. 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 exit one 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 classroom if there is a game.

HazMat (Safety, Health): ACM can be found in flooring & 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 indoor air quality at 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 ability for our facility's air to turn over the appropriate times per hour to combat airborne illnesses.

Radon test results areas in the 1959 portion have three 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. The speed limit reduces from 55 mph to 45 mph to 40 mph right before the entry drive. Highway signs state the school zone is 40 mph when blinking, which is not lower than the stated speed limit. Motorists do not reduce speed and travel with speeds of 65 mph+. Our driveway, which is not at a 90-degree angle to the HWY, but almost a U-turn maneuver for those making a left turn into campus, is a dangerous condition. The main entry drive is on a curve of HWY 330 impacting visibility of high-speed vehicles. There have been close calls over the years at the entry, especially with student drivers. Cafeteria, media center and front entry are only 100 feet away from the HWY and a semi-truck losing control would easily crash into our heavily populated areas of the school. The HWY continues to be two lanes at the entry to the school, with no appropriate accel and decel lanes to enter and exit the campus required by CDOT with any new development.

We do not have a separate bus loop for bus riders. There is not 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 lot 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.

We have no separate pk play yard which is not in compliance 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.

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

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 11 years old, 6 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.

31 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 are currently placed above ceiling grid until leaks can be repaired. Some turkey pans have been in place for 7 years. We constantly replace or paint ceiling tiles. We are concerned about potential for mold growth in 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.

Caulking in all areas is deteriorated and cracked. Water infiltration occurs at the cafeteria foundation and exterior wall and at the Ag and auto shop. Evidence of water infiltration is noticed in interior water staining on the walls, exterior deterioration on the stucco and efflorescence of the masonry. The OH doors for the Ag program and transportation are old and not thermally insulated. The Ag program has a greenhouse attached to the program area with many panels failing.

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 a low. The spring system was evaluated and 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. There is evap cooling that 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 with food waste. Camera views of the line showed areas where settlement caused negative slope. Food sewage backup overflows the cleanouts in the cafeteria. Staff uses a wet/dry vacuum to hose out sewage so that the students lunch periods are not disrupted. This has happened with more frequency each year indicating the problem is getting worse.

Electrical (Safety, Security, Health, Tech): Buildings are served by 3 elec. services that are beyond useful life and have no

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

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. The media center floor is crisscrossed with extension cords causing a trip hazard.

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 30 years old. Lack of power inhibits additional or modern food service equipment. The prep area is too small. In 2004, an additional freezer was installed in the cafeteria, with walls framed around it 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 widespread food insecurity. Since our application last year, we have had to repair failing kitchen equipment with duct tape and bailing wire - literally hanging on by a thread.

ADA (Safety, Health): No ADA to popular Ag room. 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 side of the 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 of all 4th grade students was their friend did not have accessible accommodations.

Interiors (Safety, Security, Tech): All interior systems are beyond useful life and replacement is needed. There is no acoustic separation.

There are more deficiencies than we had space to list.

### **Diligence Undertaken to Determine the Deficiencies Stated Above:**

PVSD has seriously considered this grant application and has done a tremendous amount of due diligence which includes the following:

- CDE completed the facility assessment for our existing 95,750 SF school, which includes an attached transportation & maintenance area, in July of 2018. Per this report, the FCI of the building was rated at 0.46 and the site was rated at 0.84. CDE's Adequacy Index score was 0.39, indicating a strong need for improvements. CDE's assessment and FCI scores are now 2.5 years old.
- In late 2018 district administration and the school board decided, upon review of the CDE assessment reports, to engage in a thoughtful long-term master planning process. Through a competitive procurement, we selected an educational master planning firm comprised of architects, mechanical, electrical, plumbing, structural and civil engineers. The master plan team undertook a thorough facilities assessment and planning process to provide more detail to the work done by CDE staff.
- Master Plan team included a western slope general contractor for cost estimating of deficiencies.
- Upon further investigation with our master plan design professionals, a few deficiencies were omitted from the CDE report

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

which would have increased the FCI of our school. These items include necessity of bringing natural spring fed water supply up to current standards and fire suppression requirements, sanitary sewer system pumps owned by the Town of Collbran needing to have backup power installed and CDOT requirements for improvements to Colorado Highway 330. After factoring in these items and removing the 2006 portion (27,700 SF) that will remain in our proposed solution, the revised FCI score as calculated by the master plan team is 0.76, indicating a strong candidate for building replacement.

- The master plan civil engineer provided a thorough analysis of our spring fed water system to identify deficiencies. These findings have been independently reviewed by the consulting hydrologist.
- The master plan team provided a comprehensive list of educational adequacy deficiencies that inhibit delivery and have a detrimental impact to the learning environment including STEM, Music, Science, Flexibility, Acoustics and Daylighting.
- The master plan team met with every staff member, groups of student representatives from each school and community members to identify deficiencies and greatest needs in the facility.
- We engaged an owner's representative to manage all of the various team members during the master plan.
- Given the school's proximity to a CO State highway, the district added a transportation engineer to consult on CDOT requirements and safety improvements. The traffic engineer presented deficiencies at a community meeting.
- The district commissioned a water demand study from the Town of Collbran's consulting engineer.
- A technology consultant was engaged and provided a deficiency assessment in addition to the electrical engineer.
- An environmental consultant provided additional hazmat testing and research with CDPHE regarding uranium. Then the district had the environmental consultant test for radon because of the presence of radioactive uranium.
- An ecologist has been consulted with for wetlands considerations.
- A hydrologist familiar with Collburn consulted on flood plain as there is no FEMA or county info available for the school site. They determined the school site was not in the 100 year flood plain.
- We tracked down 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.
- 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.

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

District's Master Plan Process: After receiving the CDE facility assessments, our administration and board of education agreed we needed to address our facility deficiencies immediately with a thoughtful process. Our district has never undertaken a master planning process, which most likely led to some short-term band-aid decisions on additions to the facility in the past decades. We wanted a road map for a facility plan to study where we have been, where we are currently and where we want to move to from a facility and academic standpoint into the future. It was important to engage in a new master plan process to evaluate and prepare to meet the rapidly expanding needs of our school. 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. CDE's Regional Program Manager was involved and informed during the master plan process.

The district formed a visioning team to guide the master plan process. The visioning team included 14 members from a variety of stakeholder groups, including PVSD staff, students, parents and community leaders. Meeting between July and December 2019, the visioning team established core values for the master plan; oversaw the facility assessment process and demographics study; evaluated options for the master plan; toured recently completed schools in our neighboring districts; and established the final priorities. The core values for our facilities, used throughout the master plan were:



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**Excellence.** Provide an exceptional environment for our students and staff. A personal commitment to excellence is expected of all students, parents, staff and community members.

**Responsibility.** Be accountable for actions and results. To efficiently manage district resources and effectively incorporate them into this process. Local businesses, private and public agencies and the entire community are integral partners in the educational process

**Safety.** A safe, innovative and supportive learning environment is maintained where resources are allocated to support social-emotional well-being, student learning, technology and collaboration.

**Integrity.** Integrity and transparency to do what we say we will do and conduct ourselves accordingly throughout the process.

**Communication.** Communicate every aspect of the process with the upmost clarity and honesty. To be proactive at this level to inform community of the process and have the ability to address concerns/questions as they arise.

**Community Pride.** The project should invoke a sense of pride in the community, and enhance community development.

Working alongside the visioning team was an executive committee made up of the superintendent, business manager, facilities director, two school board members, principal, vice principal and representatives from TreanorHL and the owner's representative. The master plan team has had focus group meetings with the entire staff, elementary students (4th grade representatives) and middle school students (7th grade representatives). Three high school students served on the Visioning Team. The district has also been keeping the larger Plateau Valley community informed about the process through board of education updates and hosting an evening community meal and information session. The district has engaged a communications consultant to assist in community outreach and engagement over the next year.

TreanorHL's team was comprised of MEP Engineers (ME Engineers), a Civil Engineer (JVA), a Structural Engineer (Martin/Martin) and a cost consultant (FCI Constructors). FCI Constructors has extensive experience building k-12 schools in the area. Once all the deficiencies were identified by the master plan team, FCI provided a thorough estimate by line item for costs to address each deficiency. FCI also provided the cost of the new construction option. The owner's representative then developed an overall budget for each option to include soft costs.

**Facility Solution:** The Visioning Team and Executive Committee reviewed at several options to best serve the needs of the students in PVS. First, Option #1 included a renovation to address the deficiencies identified by CDE and the master plan team. Second, Option #2 included all the work in Option #1 plus a secure vestibule and new VoAg program space. Option #3 included demolition of all existing spaces prior to the 2006 addition and new construction to replace the aging facility. All options were priced to include hard costs and soft costs. The master plan team provided a life cycle opinion for all three options with Option #1 and #2 at about 20-25 years and Option C at 50+ years. Costs for Option #1 were just under \$30M, Option #2 at approximately \$35M and Option #3 at just over \$40M. At this point in the process the Visioning Team and Executive Committee were leaning towards Option #3 as a path forward, but they wanted to gain feedback from the larger community prior to making a final recommendation.

PVSD convened a community meeting and meal in November 2019 to share progress on the master plan, present the three options and solicit input on setting project priorities moving forward. Over 100 community members attended the meeting. After learning about the district's motivation to engage in a master plan and the progress to date, the three options that were evaluated by the Visioning Team were presented. A good Q&A discussion ensued after the options were presented. At the end of the meeting, each attendee was asked to vote, through anonymous polling, their choice of plan to move forward. Every single member of the community present voted for the plan we are proposing in the BEST grant application: Option #3 – Keep the 2006 addition and replace the remainder of the school facility.

It is thought the primary reason the entire community who attended the information session was unanimous in Option #3 was that the costs of Option #1 and Option #2 were not hugely different than the cost of building new spaces. In addition, the life

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

cycle to build new would provide a 50+ year facility for the community. A renovation option would provide about ½ of that life cycle.

After the community meeting, Option #3 became the apparent and unanimous choice for a solution and BEST grant application. In January of 2020, TreanorHL held two in-depth information and programming sessions with the entire school staff, superintendent and principals to refine the program for the solution.

The new school addition will be 82,677 SF and will be attached to the existing 2006 portion (27,700 SF) and be built over the existing athletic fields. The new school 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 building 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 proper 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. Athletic fields will be relocated to where the existing old school is sitting with a field building for PE programming. 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. Our 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. Given our new door hardware project, we will reuse as many of these sets as possible in the new construction.

The district will analyze options as it relates to pursuing LEED, CHPS or Green Globes and commits to pursuing one of these programs and targeting the certification level required by BEST. We commit to having efficient building envelope and infrastructure systems.

With a successful BEST grant and 2021 bond measure, design would commence in the fall of 2021, construction would start in the summer of 2022 and students would be able to use their new facility by mid-way through the 2023-2024 school year (occupancy December of 2023). Students would continue to use PVS for the 2021-2022, 2022-2023 and half of the 2023-2024 school years. The existing facility would then be abated and demolished in the winter/spring of 2024 and the athletic field and exterior restrooms will be built where the existing school sits today during the summer of 2024.

With the Covid-19 pandemic, the unemployment rate in Mesa County jumped to 12.6% in April of 2020. 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.

### **Due Diligence Undertaken in Defining the Stated Solution:**

As outlined in the solution section, the due diligence to prepare the solution was vast and included engagement from stakeholders as follows:

- Master plan team of educational design professionals
- General Contractor as hard cost consultant
- Owner's Representative
- Visioning Team process with committed individuals representing staff, students, parents and community members and identified core values
- 3 HS students served on Visioning Team
- Visioning Team went on school tours in surrounding area (DeBeque, Eagle, Glenwood Springs)
- School staff used a PD day to tour a new middle school in Grand Junction

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- Master plan design team held small group and large group meetings with all school staff to formulate educational program
- Meetings with elementary and middle school student groups
- Community engagement for feedback
- Community dinner with live polling on options
- Communications consultant
- Traffic Engineer
- Wetlands Ecologist
- Hydrologist for floodplain & spring system
- Environmental consultant
- Bond investment banker to understand tax impacts
- Regular engagement with CDE's Regional Program Manager to incorporate feedback from the BEST grant program

### 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 fund 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 because of oil/gas. Based on facility assessments, the oldest portions of our school need to be replaced within the next 5 years.

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. Currently we are still trying to catch students up to grade level after missing a quarter last spring. The learning loss is more evident in our students that have families that are not a committed to the child's education and also the ones that don't have reliable internet. We were unable to 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.

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

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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 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.

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:**

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 classroom 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 upgraded. 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. Cosmetic maintenance items such as painting in some classrooms has also occurred in the past three years. No major capital projects have been done in the past three years.

Because of the age of the facility, we have submitted information to History Colorado about our 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. The deterioration of major systems in the building are now of a scope that our current funding sources are insufficient to address them. In addition, we face issues of so many systems either beyond or nearing their useful that we cannot be retrofit or repair at a cost below complete replacement.

The district has carefully considered its request for a BEST grant. When we initiated our master plan process, our bonding capacity was insufficient to fund a school replacement through local dollars alone. Then when we applied last year, the assessed value increased, but our bonding capacity was still lower than the total project cost. In the past year, our assessed value went down by a whopping \$50 million, impacting the associated bonding capacity to much lower than last year and our bonding capacity alone could not support the proposed solution. Our assessed valuation is incredibly volatile at each assessment period, therefore we desire to stay under our maximum bonding capacity from a fiscal responsibility perspective. In addition, our community does not have a history of passing bond initiatives as they are not often on the ballot; as noted above the first successful bond since the original bond in approximately 1957 was passed in 2004. While we heard support

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and excitement for the project, we also heard clearly in our well-attended community dinner, that in our conservative district we must secure a BEST grant prior to asking our voters to support our proposed solution with their dollars. For both reasons, it would not be possible from a funding perspective, or pragmatic from a community perspective, to go to our voters with a bond initiative for a school without securing a BEST grant prior to a bond election. We were unsuccessful in our application last year for this project and took the feedback provided from the CCAB to improve this application.

We have invested in significant due diligence on our own to ensure we thoroughly vetted the deficiencies and solutions brought forward in a BEST application.

During our master plan process, we spoke to the Town of Collbran about collaborating on grant funding. At the time, neither entity had the funds available to provide as match dollars for the grant opportunities. Over the past year, there have been a couple grants that have been open to school districts. Given that we were in the midst of our master planning process and had identified so many deficiencies within our facility, we did not pursue some of these opportunities. We felt being awarded these grants would be throwing good money after bad as the master plan become clearer that a building replacement of most of our facility was our best option for a long-term solution. Our master plan 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 and DOLA.

### **How do you budget annually to address capital outlay needs in your district/charter? Include \$/FTE for the prior fiscal year:**

Our capital funding is through our general fund and averages \$100,000 per year. 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 at least \$200-\$300 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.

### **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 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 \$750,000, including escalation and environmental consulting.

<b>Current Grant Request:</b>	\$17,997,284.00	<b>CDE Minimum Match %:</b>	77.00
<b>Current Applicant Match:</b>	\$26,995,926.00	<b>Actual Match % Provided:</b>	60
<b>Current Project Request:</b>	\$44,993,210.00	<b>Is a Waiver Letter Required?</b>	Yes
<b>Previous Grant Awards:</b>	0	<b>Contingent on a 2021 Bond?</b>	Yes
<b>Previous Matches:</b>	0	<b>Source of Match:</b>	
<b>Future Grant Requests:</b>	0		If our BEST grant is successful, we plan to present a bond initiative to our voters in November of 2021.
<b>Total of All Phases:</b>	\$44,993,210.00	<b>Escalation %:</b>	8

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<b>Affected Sq Ft:</b>	110,377	<b>Construction Contingency %:</b>	6
<b>Affected Pupils:</b>	273	<b>Owner Contingency %:</b>	8.5
<b>Cost Per Sq Ft:</b>	\$407.63	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$51.75	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$355.88	<b>Does this Qualify for HPCP?</b>	Yes
<b>Cost Per Pupil:</b>	\$164,810	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	404	<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>	335	<b>Bonded Debt Approved:</b>	
<b>Assessed Valuation:</b>	\$192,518,220	<b>Year(s) Bond Approved:</b>	
Statewide Median: \$108,716,681			
<b>PPAV:</b>	\$575,560	<b>Bonded Debt Failed:</b>	
Statewide Median: \$173,681			
<b>Unreserved Gen Fund 19-20:</b>	\$3,620,376	<b>Year(s) Bond Failed:</b>	
Statewide Median: \$2,880,535			
<b>Median Household Income:</b>	\$65,682	<b>Outstanding Bonded Debt:</b>	\$1,715,000
Statewide Avg: \$59,201			
<b>Free Reduced Lunch %:</b>	25.40%	<b>Total Bond Capacity:</b>	\$38,503,644
Statewide Avg: 47.28%		Statewide Median: \$21,743,336	
<b>Existing Bond Mill Levy:</b>	0	<b>Bond Capacity Remaining:</b>	\$36,788,644
Statewide Avg: 6.7		Statewide Median: \$13,529,004	
<b>3yr Avg OMFAC/Pupil:</b>	\$1,233.23		
Applicants Median: \$2,359			

## 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.

Our community has passed only one school bond in over 50 years. Considering how difficult the bond passage environment is in our financially stressed and conservative community, we are very concerned about our ability to pass the \$40M+ bond that this project would require at our full match. Our neighboring districts, within the same county, have much lower match % with a similar demographic. For example, Mesa County Valley School District 51, in Grand Junction, has a 59% match. DeBeque, a Mesa County school district very similar to ours, and our biggest rival, also has a 59% match. Our calculated match is higher than the wealthy resort district of Steamboat Springs. We believe our match % is higher because of oil and gas, which has proven to be volatile from year to year simply from valuation. Oil and Gas and State Assessed (transmission lines and pipelines) make up 87% of our overall assessed value. Making matters more difficult, two oil and gas companies have appealed their assessed valuation and tax repayment. In the case of OXY in 2013, the appeal was successful, and the District had to repay taxes. In 2019, Collbran Valley Gas gathering Company is appealing their assessed valuation, and we await the decision, creating uncertainty yet again with voters as to how this will affect their taxes. Our assessed value plummeted from \$231M in 2019 to \$192M in 2020. We recognize that our community must step forward to support school replacement, which is why we are only asking for a slight reduction in our match percentage. However, even this small reduction would make a difference in our ability to sell this project to our community as a reasonable investment.

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

Our school district covers a vast amount of area and we have a small student population for such a large land area, skewing our PPAV from other more populated districts. Given that our assessed value is comprised of 87% oil and gas and state assessed properties, district tax-payers tax bills are completely vulnerable to the volatile swings in the oil and gas industry. In addition to that, two of our larger oil and gas companies have appealed their assessed valuation. In 2013, one appeal was won by Oxy and we await the 2019 appeal results by Collbran Valley Gas gathering Company. In 2011 and 2012, Oxy overvalued their self-reported leasehold and overpaid the county in taxes. This was discovered by Oxy in 2013 and they petitioned the county for a refund of the taxes. The petition went through the court system and in 2017, the Supreme Court of Colorado ruled they could collect the refund plus interest on the overpaid taxes, which was 12% per year. It was ruled that government agencies, including our school district, in our area were to pay back the money plus interest. For our district alone, this calculated to be approximately \$630,000 for tax year 2011 for our small school district. They were also entitled to payment, plus interest, from our local hospital district and fire department in Plateau Valley. As the district taxpayers await the results of another appeal from Collbran Valley Gas Company, we fear this heightened volatility will make a successful election difficult.

The district's assessed value has gone from \$223 million in 2013 to \$113 million in 2017 and back up to \$231 million in 2019 and now down to \$192M in 2020. This causes the bond levy and tax bill to swing wildly from year to year. This is before the appeals from the companies are even taken into account.

*\*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: \$575,559.82

Weighted Rank: 4.41% of 5% max

Our district covers over 800 square miles of mostly uninhabited area. With approximately 300 students in our pk-12 school, this calculation is biased towards more populated areas with less land. Student’s needs and capital costs similar, regardless of how many children are in the district. Oil and Gas and State assessed property account for 87% of our district’s total assessed value. More specifically, as described above two of the larger companies have appealed their assessed valuation. As described above, Oxy (now Laramie) and Collbran Valley Gas gathering Company have an outsized influence on our assessed valuation. If we subtract the Laramie and other oil and gas portion of the AV, our PPAV would be much lower. We therefore request consideration for a 3% reduction of our weighted rank for this factor.

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: \$65,682.00

Weighted Rank: 10.45% of 15% 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: 25.4%

Weighted Rank: 17.98% of 20% max

Our school district has a unique situation that we have a residential Job Corps program (<https://collbran.jobcorps.gov/>) which is fully funded by the federal government. While there are other Job Corps programs for day students in the nation, the one in Collbran is the only one where students reside on campus. The students who attend this school, on average 120 students, are given a free housing and meals as they complete the program. The Job Corps students generally arrive from homeless situations, prison or other detention systems or were expelled from their home high schools. In almost all cases, these students do not have family support – physically, emotionally and financially. These students are counted in our district student count, however because it is a federal program, they are not counted in Colorado’s free/reduced lunch program. All of these students qualify for free/reduced, but as noted above, the program covers all room and board at no cost to the students. By adding these students into our free/reduced count, the % climbs to 54%.





on a year-to-year basis and not just at this point in time when the match is calculated. There is a very good chance that the suggested match this year of 77% or \$34,650,000 would exceed the district's total bonding capacity the following year should oil and gas value go down next year. Given the volatility of the self-reporting production and leaseholds, we do not feel it is fiscally responsible to our residents to rely on the bonding capacity with so much tied to an industry that fluctuates, which means our mill levy and the districts tax-payers burden fluctuates wildly as well. We therefore request a 4% reduction in this factor.

G. The school district's unreserved fund balance as it relates to their overall budget.

District's Unreserved General Fund: \$3,620,376

Weighted Rank: 11.24% of 20% max

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

As noted above, we fear the oil and gas industry could have over reported production and leaseholds since 2011. Based on the Colorado Supreme Court ruling, we could owe the taxes collected, plus interest, back to these companies.

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 approached the Town of Collbran to collaborate on grants such as DOLA to bring a water line from town to the school property, which would benefit residents between town and the school, however neither entity had funds available to provide as a match for the project. Over the past year, there have been a couple grants that have been open to school districts. Given that we were in the midst of our master planning process and had identified so many deficiencies within our facility, we did not pursue some of these opportunities. We felt being awarded these grants would be throwing good money after bad as the master plan become clearer that a building replacement of most of our facility was our best option for a long-term solution. Our master plan 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 and DOLA. The costs of constructing a new school are so significant—and our local capacity so limited—that we believe a BEST grant and local bond are our only realistic funding sources.

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

CDE Minimum Match Percentage:

State Representative  
MATTHEW SOPER  
Colorado State Capitol  
200 East Colfax Avenue, Room 307  
Denver, CO 80203  
Office: 303-866-2583  
matthew.soper.house@state.co.us



COLORADO  
HOUSE OF REPRESENTATIVES

STATE CAPITOL  
DENVER  
80203

Member,  
Health & Insurance  
Committee  
Judiciary Committee  
Legal Services Committee

Wednesday, February 2, 2021

**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.

Recently, I toured the Plateau Valley School and saw first-hand the 'jerry rigged' system to drain the 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 has slowed with the natural gas boom subsiding. 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.

Last month the Governor's Office announced that Plateau Valley had been awarded a RISE Grant to implement a project that includes an internship and capstone project that teaches

Rep. Soper Plateau Valley BEST Grant letter 1

students the basics of coding, crop sensor use, data analysis, and comprehensive skills associated with agriculture production. I am proud of the hard work and dedication of passionate teachers to pursue this grant to 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

Rep. Soper Plateau Valley BEST Grant letter 2

● **Facilities Impacted by this Grant Application** ●

**WEST END RE-2 - New PK-12 - Naturita ES - 1971**

District:	Auditor - West End RE-2
School Name:	Naturita ES
Address:	141 West Main Street
City:	Naturita
Gross Area (SF):	38,715
Number of Buildings:	4
Replacement Value:	\$11,356,297
Condition Budget:	\$7,621,323
Total FCI:	0.67
Adequacy Index:	0.36



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,340,473	\$1,302,431	0.97
Equipment and Furnishings	\$221,164	\$246,646	1.12
Exterior Enclosure	\$1,660,260	\$459,927	0.28
Fire Protection	\$12,755	\$325,987	25.56
Furnishings	\$227,891	\$244,522	1.07
HVAC System	\$1,153,977	\$1,283,212	1.11
Interior Construction and Conveyance	\$1,753,648	\$1,258,764	0.72
Plumbing System	\$518,509	\$318,771	0.61
Site	\$2,327,901	\$2,349,587	1.01
Special Construction	\$143,925	\$143,926	1.00
Structure	\$1,995,794	\$0	0.00
Overall - Total	\$11,356,297	\$7,933,773	0.70

**WEST END RE-2 - New PK-12 - Nucla JR/SR HS – 1955**

District:	Auditor - West End RE-2
School Name:	Nucla Jr/Sr HS
Address:	225 West 4th Street
City:	Nucla
Gross Area (SF):	56,730
Number of Buildings:	4
Replacement Value:	\$21,205,631
Condition Budget:	\$12,896,997
Total FCI:	0.61
Adequacy Index:	0.14



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,887,246	\$2,191,619	1.16
Equipment and Furnishings	\$491,679	\$391,297	0.80
Exterior Enclosure	\$3,064,764	\$1,020,647	0.33
Fire Protection	\$3,096	\$417,379	134.83
Furnishings	\$316,489	\$395,611	1.25
HVAC System	\$2,015,203	\$2,134,453	1.06
Interior Construction and Conveyance	\$6,393,992	\$2,943,259	0.46
Plumbing System	\$888,480	\$987,561	1.11
Site	\$3,541,152	\$2,822,192	0.80
Structure	\$2,603,530	\$10,357	0.00
Overall - Total	\$21,205,631	\$13,314,375	0.63

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

**Applicant Name:** WEST END RE-2

**County:** MONTROSE

**Project Title:** New PK-12

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

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

**If Yes, please explain why:** Applied for and not awarded 2009-2010, 2010-2011, 2011-2012, 2020-2021-limited funds available for award cycle. Awarded funding in 2012-2013. Bond election failed.

## Project Type:

- |   |   |   |  |
|---|---|---|--|
| <input checked="" 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"/> <b>CTE:</b> Agriculture, Construction & Welding, Child Care Training, Health (CNA), Business, Culinary Arts (New), Internships, Work Studies, & Apprenticeships. |   |   |  |
| <input type="checkbox"/> <b>Other:</b>  |   |   |  |

## General Information About the District / School, and Information About the Affected Facilities:

West End Public Schools District RE-2 is pursuing a BEST grant for several reasons. These reasons are consistent with the primary focus of the BEST grant program. Numerous health and safety issues have been identified in our existing facilities. Facilities are inadequate in providing the educational programming needed in the 21st century. Based on the revised Master Plan and the information contained in the updated CDE Statewide Facility Assessment, a new building is still the district's only practical option. It is not in the best interest of the district to resolve these critical issues within our present facilities as it has far exceeded its useful and designed life. The updated CDE Statewide Assessment has a Replacement Value of over \$31 million and a Requirement Cost of almost \$18 million over the next 5 years for the two affected facilities in repairs.

The district maintains and operates two school campuses, the Middle/High School in Nucla and the PK-6 school in Naturita, including an Infant/Toddler program. Administration offices are located in the high school building. In addition the Paradox Valley Charter School in Paradox provides a PK-12 program. Transportation and bus maintenance facilities are located in Naturita. The district has an unoccupied elementary school in the town of Nucla. It was closed in 2004, when the schools were consolidated as part of the Phase 1 recommendations of the 2004 Master Plan.

An observation of the district's sites and buildings, conclude that many factors have contributed to the current conditions, although age appears to be the strongest contributor. In the two affected school facilities the ages of the buildings range from 50 to 80 years old. The major existing building systems do not perform at a level close to current energy standards. The failure of these systems not only results in excessive energy consumption, but also takes away from building maintenance program funds.

Both the Middle/High School and the PK-6 schools have deficiencies in their educational programming. The district has compromised in some instance by utilizing substitute spaces. These spaces do not perform (acoustics, lighting, physical size or configuration, available technology or power) at the level intended for specific educational programs, often resulting in a compromised educational delivery. The lack of technologies related to learning in today's world limits our teacher's and student's access to many resources available to others in new facilities and more geographical located areas. The access is there, the infrastructure in current buildings is not.

Current enrollment in the affected school facilities have shown to be stable over the past 5 years, 2015-226, 2016-233, 2017-224, 2018-235, 2019-234, 2020-230. Economic development is at the forefront of the community, with many entities involved in stabilizing our future. The community stakeholders feel it is vitally important to maintain a school in this community as it will always be home to families with children to educate.

Upon being awarded and successful passage of the bond this year, an architectural firm will be contracted to design the new PK-12 facility. The recommended 74,000+ square feet of classroom space will bring our educational abilities to 21st century learning standards. The District is considered an one-round school meaning one class per grade level, with approximately

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

15-22 students per class. The concept of early childhood through college level is not new to the District, as dual credit college courses are offered. A new building will make higher level classes and updated technology even more available to students of all ages.

### Deficiencies Associated with this Project:

During our Master Plan investigation and discussions, the existing district facilities could not meet required criterion without spending significant dollars. There are several key concerns with the existing facilities that led to the option to create a new PK-12 campus. The existing educational facilities (Naturita Elementary School PK-6 and Nucla Middle/High School 7-12) need significant repair and renovation to adequately address issues of life safety, ADA access, technology/infrastructure, energy consumption, and rising maintenance costs.

Many facilities showed signs of deterioration, while others still maintain some level of the usable functions for which they were originally designed. A few areas of concern include, but are not limited to traffic circulation, accessibility, and safety. At some of the sites the separation between public and school traffic is not clearly defined. The uneven grades and topography of the sites also create difficult conditions for handicap accessibility.

Signs of stress, moisture penetration and decay are present. The general condition and provisions of the mechanical, electrical, and plumbing systems are less than what is recommended by generally accepted educational standards and specifications. Heating controls, exhaust fans, plumbing fixtures and electrical service are a few of the many that need upgrading. As for the general adequacy of the schools, we found that some are more fit at handling the capacity of students and providing the required learning atmosphere than others. We have highlighted some of the more significant deficiencies.

### SIGNIFICANT DEFICIENCY

The Nucla Middle/High School campus is comprised of five separate buildings with severe grade differences between the buildings. This creates safety (and time) issues for students moving between class periods during inclement weather. There are no existing exit lights for this facility. In addition, there are no emergency lights. The lack of these features presents a significant life safety hazard.

Exposed wiring has been installed above the ceilings in many locations. This unsafe installation practice can lead to fires in a concealed space. This fire hazard is amplified by the fact the building does not have an automatic fire suppression system (no sprinklers). All such wiring should be installed in an approved electrical conduit.

Many corridors have exposed vinyl asbestos tile. The poor condition of these tiles is a health and safety hazard.

The existing buildings do not have adequate power or cabling to meet the needs of the technology program. Current cabling that connects the Garber Building and Main Building is routed unprotected (exterior) between the two buildings. This reduces the performance of the cables and ultimately affects the use of the system.

The Garber Building (houses the auxiliary HS gymnasium, two classrooms)

-No accessible toilet facilities exist in the building. Modifications to bring the building into compliance would require complete fixture replacement, loss of fixture count, and modification to doors, frames and corridor walls. The existing toilet room groups would be rendered unusable except as single fixture rooms after such modification.

-The Locker Rooms are not accessible except via stairs. The required modifications to the entry doors and jambs would render the adjacent toilet rooms unusable.

-Locker room showers are not accessible. Not only are the facilities only accessible via stairs, but they do also not meet specifications for seats, grab bars and accessible hardware.

-No doors meet accessibility codes. All doors, jambs, and a portion of the adjacent walls would need to be demolished and reinstalled to meet code.

-The accessible route to the auxiliary gym is only by traversing a long (non-compliant) ramp. Access to the locker rooms, toilet facilities, and classrooms is via stairs only.

-The science laboratories do not meet accessibility codes. New lab tables and casework must be installed to meet code.

-Door hardware is non-compliant. All must be replaced.

-Interior signage does not meet contrast requirements; nor does it include Braille. All interior signage must be replaced.

-Handrails on all stairs are non-compliant. They must be modified or replaced.

-The building is accessible by fire and emergency vehicles on one side only. The remaining sides are constricted by exposed

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

rock outcroppings.

-Portions of the existing fire access drive exceed a slope of 11%, which exceeds the maximum slope allowed by the International Fire Code.

The Main High School Building

-Only two (2) accessible toilet facilities exist in the building. This is far below the level required by current accessibility codes.

The existing toilet group on the lower level would require major modification to the bearing walls at the entry to the toilet rooms to begin to bring those facilities into compliance.

-Locker room showers are not accessible.

-Few doors meet accessibility codes. Doors, jambs, and a portion of the adjacent walls would need to be demolished and reinstalled to meet code.

-The science laboratories on the lower level do not meet accessibility codes. The accessible route is on the exterior of the building and does not meet minimum slope requirements. New lab tables and casework must be installed to meet code. Lack of safe and adequate chemical storage in the Science Prep Rooms.

-Interior signage does not meet contrast requirements; nor does it include Braille. All interior signage must be replaced.

-Handrails on all stairs are non-compliant. They must be modified or replaced.

-The building is accessible by fire and emergency vehicles on two sides. The remaining sides are constricted by steep grades or exposed rock outcroppings.

-There is no accessible route from drop-off to the building. Major costs would be incurred to create an accessible route to the existing school. This lot is not paved and does not adequately separate vehicular traffic from pedestrians. This creates unsafe conditions for both the arrival of busses and students traversing the path to the school during the winter months.

-The facility is not equipped with an automatic fire protection system. The school is currently served by one fire hydrant located on Fourth Avenue. This fails to provide the necessary fire protection for this facility. The maximum hose length allowed is 300'. The front door is located more than 300' from the hydrant. Two additional hydrants must be installed to address this safety concern.

-The existing Music classroom in the High school is located directly below the gymnasium. The lack of acoustic separation between the floors renders the Music Room useless during athletic activities or events. The Music Room is not ADA compliant. It lacks instrument storage and practice rooms.

The current condition of the primary utility systems serving the main building warrants full replacement of major components:

-Drain, waste and vent

-Domestic hot and cold water

-Hydronic heating system

-Building electrical service

-Building exhaust and ventilation

-Fire alarm system

The Nucla Jr/Sr High School Trades Building is a Quonset building located on the high school site. The building was erected in 1953 and consists primarily of one large room with some office space partitioned off in the Southwest corner. This building suffered a fire and is in a state of repair to make it functional again. No overhead lighting system exists. All other systems need replaced. The building is currently used for storage.

The 1938 Stone Building is 6,400 square feet and is currently in use as an arts and vocational building on the Nucla High School Campus. This building had some upgrades in 2004 including electrical, intercoms, fire alarms, etc. Most of the floors and windows are true to the original structure as are the exterior walls which were hand cut in a quarry on site and used in the construction of this structure. All systems need major replacement.

Naturita Elementary School PK-6

-Current facility does not meet ADA / 2009 IBC accessibility standards.

-Fire department does not have full weather access around facility.

-Campus/building does not meet the current educational specification standards:

- The existing PK5 facility offers no Music classroom and no Art classroom. These programs are moved constantly over the

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

years to find adequate space.

- Pre-Kinder and Kindergarten rooms are currently housed in modular classrooms, separated from the main building. There is no direct parent drop-off to this area.
- Lack of performance space for PK-6
- Inadequate lighting in instructional areas
- Limited/inadequate Library Media Center at PK-6
- Multiple exits in the building present concerns regarding building access by visitors. The current administration area cannot adequately control, or limit access as required to address safety concerns.
- The visitor parking area is unpaved and does not provide for a safe accessible route from the handicap parking stalls. It is located more than 300' from the main entry. It is not visible from the front Administration area. This presents a significant security issue as the area is virtually unmonitored for most of the day.
- The unpaved lot has a single point of access. This access is also used for service and deliveries. This interaction of service vehicles with visitors and parents is a safety hazard.
- There is no designated location for parents to load and unload their children. They must traverse the unpaved lot to a walk that leads to the main entry of the school. This lot is not visible from the front door of the school or the administration offices. This creates a safety and security hazard as the parking lot cannot be monitored from the building.
- The primary exterior building enclosure consists of synthetic stucco (EIFS). The exterior wall system has failed in many areas. This is a health and safety concern. Water damage has led to mold generation at the exterior base of the wall in several locations. This system has not been installed according to current industry standards and does not provide moisture barriers and weeps. This construction methodology can lead to generation of the mold within the wall cavity.
- Significant foundation movement has created large cracks in a corner of the exterior wall. Water and moisture continue to infiltrate the exterior wall in this location.

### EDUCATIONAL PROGRAMMING AND ADEQUACY

All schools within the district have significantly more capacity than enrollment, based on the District's rated capacities or the proposed capacities. The capacities assigned by the District for each of the schools are quite high given the average class size at each level. The existing capacity of the Elementary School (PK-6) is 200. The existing capacity of the Middle/High School is 350. The combined capacity is 550. Current enrollment is at 235. Utilizing the proposed capacities, the schools have a combined capacity that is 83% greater than enrollment. Even given the pure excess capacity, the existing facilities are woefully inadequate.

### Diligence Undertaken to Determine the Deficiencies Stated Above:

District's Master Plan revision: After receiving the new CDE facility assessments in August of 2018, our administration and board of education agreed we needed to address our facility deficiencies immediately with a thoughtful process. Since 2004, the district had always had a master plan in place, but the last revision was in 2012. Grey Wolf Architecture was hired to help revise the outdated master plan. The district accountability committee was charged with being the BEST committee.

Representatives of the Grey Wolf Architecture team met with the accountability committee, district staff and members of the school board to identify goals and other conditions of satisfaction. The discussion focused on those elements that the group believed was necessary to create a successful master plan. The primary goals and elements of success identified were:

- Make the facilities more desirable to students and staff.
- Make facilities more technologically advanced.
- LEED objectives – incorporate sustainable design.
- Energy efficient – follow LEED.
- Create handicap accessible buildings and sites.
- Improve Line-of-sight for administration.
- Minimize entry points to school buildings; improve student safety.
- Review heating systems – provide adequate control over interior environments.

West End Public Schools stakeholders and Grey Wolf Architecture created work sessions that included the following outcomes:



# BEST FY2021-22 GRANT APPLICATION SUMMARIES

1. Comparative analysis of existing conditions and the conditions as reported in the State Assessment.
2. Review & discussion of the Facility Condition Index and the School Scores.
3. Review of current enrollment and space utilization districtwide along with site analysis.
4. Update the 2012 Master Plan document with modifications and deficiencies identified.

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

The proposed solution to the excessive deficiencies is to consolidate the existing facilities to a new PK-12 building. Studies completed during the recently completed Masterplan indicate the new campus will be 20,000+ square feet smaller than the existing buildings combined. The efficiencies gained through this consolidation will result in lower energy costs, reduced maintenance expenses, and a reduced operation costs. The new PK-12 campus will provide the required programmatic spaces while offering a technology infrastructure that does not exist in the current facilities. The proposed location for the new structure allows for the creation of separate drop-off areas for parents and busses. In addition to a safer exterior environment, this new location will allow for more complete fire protection coverage.

## **SAFETY**

The new facility will be designed using the principles of CPTED (Crime Prevention Through Environmental Design). Features of the new design that adhere to these principles are:

- Easy surveillance of the parking and main entry from within the school.
- Windows that are generous and allow views of the campus.
- Elimination of hiding places and blind corners.
- Exterior lighting for the parking lot.
- A lockdown vestibule at the main entry, requiring admission by administration staff.
- Reduction of unmonitored entrances and exits.
- Site fencing.
- Doors provided with proper lockdown hardware.
- Directional signage and clear indication of public vs. private spaces.
- Distance separation of vehicles and the school ACCESSIBILITY.

The new facility will be designed to maintain proper accessibility to all too each space. Elevator access to the top and bottom levels will be provided for those students who require it, while not allowing unauthorized access for others. All exterior entrances will be at grade without steps or ramps. All restroom facilities will be designed to accommodate those with disabilities. Accessibly parking spaces will be provided near entrances and paths to the building that do not require travel within or over traffic lanes.

## **NETWORK AND TECHNOLOGY**

The building will be provided with a Main Communications Equipment Room and multiple Telecommunications Rooms (TR) to service the design. These will be sized and outfitted to support the changes that will happen over the life of the building. The building will be designed with the intent of providing Wi-Fi throughout, and it is anticipated that coverage will be designed utilizing 75' on center coverage for wireless access points. In addition, each classroom will be provided with enough wired data ports for computers, display servers and ceiling or wall mounted projection systems. The design will also consider security systems in the form of access control and surveillance, as determined necessary for the design of the building.

## **FIRE SECURITY**

A new addressable fire alarm system will be provided that has the following features and equipment:

- Smoke and heat detectors - will be installed in all space per NFPA.
- Pull stations - at all exits.
- Horns and strobes - horns in corridors and strobes will be in accordance with ADA requirements. Speaker/strobes will be provided in assembly areas for voice evacuation.
- All external devices such as PIV, and the like, will be connected in the new system. The existing site's water is provided by the town's water system, and water pressure and flow are expected to be sufficient for a fire suppression system in the building. None of the current existing buildings, have fire suppression. Each separate section of building will have adequate exits and short travel distances for occupants to safely leave the building in the event of a fire.

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

## EDUCATIONAL SUITABILITY

The new facility will be designed with educational flexibility in mind, allowing accommodation of the school's current pedagogy, while allowing inevitable changes to take place over the long life of the building. The general classrooms and supporting exploratory spaces will be intermixed and distributed on two levels, allowing the development of team-teaching concepts and the integration of multiple disciplines into single paths of the coursework. Within the classrooms themselves, the size and arrangement will allow the use of moveable furniture that can quickly be changed from a lecture format to small group collaboration. Emphasis on the ability for hands-on learning is important. Each classroom will also be designed for generous use of technology, and the eventual desire for 1:1 student to computer application. Abundant daylight and views will be available in all classrooms and throughout the facility. All exterior openings will be considered by their orientation, and properly shaded to eliminate glare within. The separation of academic spaces and athletic spaces allows both an acoustic separation between the two, but also the ability to lock off the classroom areas during after-hours athletic events. The new facility can be a source of pride and ownership for the entire community, and this pride can result in better student outcomes, fewer absences and expanded opportunities.

## ELECTRICAL SYSTEMS

A new transformer and meter location will be installed within the service yard area. Primary power will be coordinated with the local utility provider. Secondary electrical systems will be distributed from the transformer to the electrical main switchboards and then to sub electrical panels distributed through the building. Sub-metering of the building will be provided as necessary for sustainability and Energy requirements. Walkways, landscaped areas, and building egress areas adjacent to the building will be provided with lighting, using a combination of pole mounted and building mounted luminaires. Overhead, pole-mounted luminaires will utilize cutoff luminaires to not create light pollution and to comply with the Colorado Night Skies Protection Act. Lamp types will be LED for Parking and Roadway areas, and in courtyard and walk way areas. Interior lighting design will consider ease of maintenance, energy efficiency and suitability for the environment. LED fixtures will generally be used throughout. In classrooms and the library, linear direct/indirect luminaires will be utilized to provide a better teaching and learning environment. In the gym and cafeteria areas, High lumen (T5) output luminaires will be utilized. General-purpose duplex receptacles, in addition to user required outlets, will be provided as follows:

- Corridors - 50 feet on center for cleaning purposes.
- Classrooms - 8-10 feet on center or two per wall with consideration for special or computer use receptacles.
- Offices - One receptacle per wall with consideration for special or computer use receptacles.
- Computer rooms - one duplex receptacle per computer station and additional receptacles for servers, printer, etc.
- Special purpose outlets will be located based on equipment layouts and requirements.
- GFCI receptacles will be used in building exteriors, in restrooms, and within 6 feet of sinks. GFCI receptacles will also be installed within 25 feet of roof or exterior mounted mechanical equipment.
- Dedicated receptacles will be provided for special equipment, i.e., copiers, printers, fax machines, coffee makers, microwaves, etc.

## HAZARDOUS MATERIALS

For the new school, all materials used will be free from asbestos and other hazardous materials, as these are not even available for use. As part of the building's sustainability goals, materials with low Volatile Organic Compounds (VOCs) will also be used. With proper materials selection and a highly filtered, mechanical system, the environment in the school will be a healthy and sustainable one.

## Construction/Educational Plan

The district has looked at various issues and areas of concern for safe educational time with students during construction time. Plans to change main entrance and access to buildings are proposed, along with the possibility of using community buildings when needed. Remote learning could be a possible solution during utility transitions. This would be for a short period of one to two days that may happen a couple of times. Education will be provided in the two main buildings during building construction. Demolition of these buildings will happen late in the project with bus loops, parking and playground area being the last phase of the project.

Given the proposed location of the new PK-12 campus, construction may begin prior to the end of the 2021-2022 school year.

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

The General Contractor shall be responsible for developing and presenting a safety plan to assure construction proceeds without compromising the operation or safety of the current educational facility. The contractor shall work with the district to identify and develop a plan that:

- \*Identifies a location for the construction trailer within a separate secured area of the site.
- \*Identifies how the construction site shall be secured during school hours and after.
- \*Identifies parking areas for construction vehicles that is separate from the student and district parking areas.
  - \*Identifies a delivery plan that does not interfere with normal operations for the existing school (deliveries, busses, activities and events).
  - \*Identifies hours of construction that are consistent with the noise ordinances in place in the Town of Nucla.

### Due Diligence Undertaken in Defining the Stated Solution:

Through the design phase of creating the new school concept the school and community stakeholders came to the conclusion that the only site that offered the total program needs would be the current high school location. This site consists of 16-acres with various elevation changes along with rock out-cropping's. The topography of the site was similar to a BEST school that had been built and opened in 2014. The west end administration and school board took a trip to see the New Elbert 200 school. Spending a full day with the Elbert School staff and going through a detailed walk-through created the thought of the ability to copy the building in the current site of our high school. Grey Wolf Architecture visited the Elbert School and worked with the school district to design the plan to work on the location. Conceptual plans were created with the topography of the site. Geotechnical study was required during the planning and completed. Final site plan and conceptual designs were completed with just a few changes from the Elbert 200 design. These changes were a product of the Elbert School staff being in there new school for 5 years. Two more trips to Elbert Schools with other stakeholders during the design phase and the district has a completed concept design on the only location that would meet the construction and educational needs of the total program.

### How Urgent is this Project?

The system is beyond its useful life and should be budgeted for replacement.

The CDE School Facility Assessment Audit for the Nucla Middle/High School rates this facility with a SCI of 0.54. The SCI categories that are close to or exceed 100% are also the categories that place this school at a significant health and safety risk.

1. Electrical Systems-SCI =0.93 (students are at a higher risk of fire with failing electrical service)
2. Equipment & Furnishings-SCI = 0.95
3. Fire protection – SCI = 156.08
4. Plumbing – SCI = 0.93 (inferior sanitation presents high health risk)
5. HVAC System-SCI =0.77
6. Site – SCI =0.77

Given the nature of the deficiencies, it is the recommendation of this report that these items be corrected within a five year period. Requirement cost for that five year period is estimated at \$11,204,545 million. Replacement Value as of August of 2018 for the facility is estimated at \$20,628,581.00.

The Naturita Elementary PK-6 comes in with a SCI of 0.63. The SCI categories that are close to or exceed 100% are also the categories that place this school at a significant health and safety risk.

1. Electrical Systems-SCI =0.70 (students are at higher risk of fire with failing electrical service)
2. Equipment & Furnishings-SCI = 1.14
3. Fire protection – SCI = 27.23
4. Plumbing – SCI = 0.60 (inferior sanitation presents high health risk)
5. HVAC System-SCI =1.06
6. Site – SCI =0.82

Given the nature of the deficiencies, it is the recommendation of this report that these items be corrected within a five year period. Requirement Cost for that five year period is estimated at \$6,788,411 million. Replacement Value as of August of 2018 for the facility is estimated at \$10,758,699.00.

Urgency exists in the need for the district to provide a safe and healthy learning environment for our students. Requirement cost over the next five years of both facilities total \$17,992,956 million. Replacement value to move to one site with one PK-12

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

facility minus 8 different buildings is estimated to be \$31,387,280 in the CDE Facilities Assessments Audit Reports dated August of 2018.

**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?**

When the new PK-12 facilities are completed and ready for the district to accept responsibility, the district will assure they are properly maintained. Sufficient monies will be budgeted to maintain, repair, replace and sustain the facilities for the life of the buildings. The District maintenance staff will be able to maintain the buildings in a manner that will promote the lowest anticipated life cycle costs. Training for the maintenance staff will be provided for the care of the high-performance building. Additionally, high performance processes, procedures and equipment will be adapted to the new facilities. All necessary training for the staff and custodians of the new facilities will be implemented with annual reinforcements and all school personnel will be trained in how to best care for the new school. Training will be included as part of the initial commissioning of the building after its completion.

As part of the maintenance of the new facility the District will:

1. Develop a maintenance plan for new facility. This will involve routine maintenance of the building primary building systems including mechanical and electrical components. It will also include inspection of caulking, roofs, exterior walls, interior walls, Interior doors, exterior doors, hardware, floors, and ceilings. It will include testing of fire alarm and control systems, fire suppression systems, intercom, etc. Periodic inspections will be performed, and reports provided at intervals recommended in the maintenance manuals for each of the system components. It is anticipated some systems shall require quarterly or biannual inspections and adjustments to maintain proper high performance operating standards.
2. The plan will include routine inspection and periodic adjustment of alternative energy systems installed in the school as required to maintain optimum performance levels.
3. A painting program for the interior and exterior of the building on a revolving, ongoing basis.
4. Infrared inspections of the primary structural systems shall be conducted as recommended after the initial project completion and then again on a periodic basis for comparison to the original installed condition. Construction inspection reports shall be kept on file as additional reference.
5. Seek to develop staffing based on the International Facilities Management Association recommendations.
6. As part of the original construction contract establish a scope and obtain bidding from subcontractors to provide ongoing service, maintenance and repair of mechanical, and other appropriate systems as recommended by product and manufacturer specifications. The District maintenance supervisor will oversee these contractors.
7. Any non-emergency repairs or maintenance of major systems affecting school operations will be scheduled to take over summer breaks.
8. Inspections will be established by a predetermined schedule and will be performed with the goal of establishing a five-year plan for maintenance and repairs. This will help establish budgets for the District well in advance of work occurring resulting in a planned effort to replace or repair items in the building rather than performing maintenance in a reactive mode.
9. Rules, procedures, and regulations will be developed for those using the school facilities after hours.

The West End District has reviewed forecasts by various media outlets. Based on those forecasts, current state budget cuts, declining property values and as such, it is in the best economic interest of the District to contribute an initial amount of \$50,000 or 1.5% of yearly FTE to the major mechanical replacement/repair via the capital reserve fund in the 2021-2022 school year. The District will contribute \$50,000 or 1.5% FTE in subsequent years as well.

**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 schools were constructed new and were deemed adequate for the district at the time of construction. There have been subsequent additions to the original structures to accommodate the need for a growing student enrollment with programming change needs. With the age of the buildings being 50 to 80 years, the district has made various program changes over the years. For the past 30 years with a declining enrollment, the district finds trying to maintain several

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

buildings with outdated systems a tremendous financial burden.

## **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:**

West End Public Schools RE-2 plans and implements needed capital improvement projects to keep facilities maintained for adequate programming for students. Projects are prioritized and budgeted for in a long term forecast and short term improvements needs are anticipated annually in the budget.

List of improvements are:

Naturita Elementary Gym Roof Replacement (2016)

Garber Roof Overlay (2018)

Naturita Main Building Roof Replacement (2019)

District-Wide LED Lighting Project (2018-2019)

NES Gym Floor Replacement (2016)

Nucla High School Main Building Carpet Layover to encapsulate asbestos tile (2017)

Water Fountain/Hydration units District -Wide (2018-2019)

Playground Upgrades & Maintenance (Codes & Regulations) (2016-2018)

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

The district has reached out to various organizations and foundations, and has been given the opportunity to receive a \$450,000.00 PRI loan to help with the match for the project. The district will continue to reach out for more funding opportunities during the time frame to hopefully offset the cost on the top end.

## **How do you budget annually to address capital outlay needs in your district/charter? Include \$/FTE for the prior fiscal year:**

The district budgets annually for small renovation and major renovation projects. The Districts funds are allocated from the General Fund for Capital Improvements. 2020 District Major Renovation budgeted \$100,000 equaling \$405/FTE. This will be enough to cover Renewal Reserves and normal maintenance.

## **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 average annual utility cost for the two affected facilities were \$165,000 in 2018, \$175,000 in 2019 and \$177,000 in 2020. We anticipate seeing a reduction in energy and water cost with the new PK-12 School. Estimates are a reduction of 25%-35% of these cost on average. The closing of Naturita Elementary will save over \$30,000.00 annually in water cost.

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

Of the 4 school district properties, the two affected properties are Naturita Elementary and Nucla Middle/High School.

The transportation/maintenance facility located in Naturtia will continue to serve the districts needs as is and remain where it is currently. In 5 to 10 years from now, we plan to create a new transportation/maintenance building north of the football field on the Nucla Middle/High School site.

The closed old Nucla Grade School continues to be for sale. Several organizations and foundations involved with the school district have proposed it be converted into an affordable housing development project. The project will also include teacher housing. The school district has received a support letter from the director of Colorado Office of Just Transition and The Telluride Foundation has completed an economic impact analysis showing the positive outcomes. Progress is continuing in a positive direction.

The Naturita Elementary School is currently in use. It is for sale, but not advertised. The West End Economic Development Corporation (WEEDC) is involved in the process of planning for a sustainable solution of closing this school down. The school board directors have committed to working with WEEDC to find the best possible plan for moving forward.

Current plans are:

1. Find a positive alternative solution for the facility that will not negatively affect the Town of Naturita.
2. Market the building for sale when the closure has an anticipated date.
3. Hold an action for sale if not rendered to a positive solution.
4. Possible sign-over of said property to the Town of Naturita.

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

5. Demolish the buildings in the BEST grant timeline and keep land for sale. Included in Detailed Budget \$486,721.

Note: Naturita Elementary Gym-1956/Historical Building

The Naturita Elementary Gym appears to meet the criteria for listing on the State Register. There are many actions, in the plan, to be taken before this building would be demolished. If demolition were to happen in the future, the Board of Education will work with all stakeholder in following the guidelines in documenting this historical structure.

Nucla Middle/High School is the site of the new proposed PK-12. This 16 acre site is the only site the district owns that is capable of fitting the total program needs for the district. Demolition of existing buildings on the site will be staggered during the build process to allow for school to continue. Hard cost items are detailed in the budget. An environmental contingency is added for the unforeseeable events for the site plan.

### Stone Building-Historical Significance

Past and present district, architects, and BEST staff have researched and worked with local and state historical groups in determining the status of the Stone Building currently housed on the 16-acre site of Nucla Middle/High School.

All stakeholders understand the State Register Act and the consideration that this property may be eligible for designation on the State Register. We also understand it is not currently on the Register and many years of research shows insufficient evidence for a designation. The local historical society has endorsed the removal of the stone building, with the idea of using the stone in the new build project in some way.

We have studied many options in the past that included keeping the stone building. The location and configuration of the structure does not lend itself to inclusion in the new preferred design. The previous solution that included the Stone Building incorporated a separate point of access tied to that structure. New concerns regarding student safety and the ability to maintain limited secure points of entry to the new school, make it difficult to incorporate. The previously proposed solution was somewhat circuitous in the interior layout and circulation, thus not allowing adequate supervision. The current plan configuration allows for easy supervision of the interior corridors and points of access to the building (emergency exits). As you may understand supervision and student safety has become a prime concern.

Given the continued degradation of the utility infrastructure and the physical enclosure since that study was completed, the rehabilitation cost of that structure may exceed its contributing value to the new school. Keeping the stone building would also compromise the site configuration and utilization. That structure also sits on a knoll. Maintaining the structure would make it extremely difficult to build new parking areas or to create a pad large enough for the new PK-12.

The Board of Education will work with all stakeholders, including local and state historical groups in following guidelines for documenting this historic structure. Design plans will be developed with the understanding of using some of the stone in the new building concept.

<b>Current Grant Request:</b>	\$35,143,064.70	<b>CDE Minimum Match %:</b>	39.00
<b>Current Applicant Match:</b>	\$2,451,142.29	<b>Actual Match % Provided:</b>	6.52
<b>Current Project Request:</b>	\$37,594,207.00	<b>Is a Waiver Letter Required?</b>	Yes
<b>Previous Grant Awards:</b>	0	<b>Contingent on a 2021 Bond?</b>	Yes
<b>Previous Matches:</b>	0	<b>Source of Match:</b>	
<b>Future Grant Requests:</b>	0		The Board of Education along with the administration has worked diligently over the past year coming up with the most viable match to make the BEST grant application a success. The district has secured two program related investment (PRI) loans with four foundations within Colorado to the sum of \$450,000. If awarded the school district will work with Bond Counsel and the involved

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

foundations to secure funds by developed timelines. The district will commit \$1,001,142.30 out of the general fund balance. Community tax payers will be asked to approve a 20-year General Obligation Bond in the amount of \$1,000,000. Match dollar amount will be \$2,451,142.30.

The Board of Education in discussion with the school district auditor has approved these matching funds out of the general fund balance with still having enough reserves for 3 to 4 months expenditures. (Auditor recommendation)

<b>Total of All Phases:</b>	\$37,594,207.00
<b>Affected Sq Ft:</b>	74,744
<b>Affected Pupils:</b>	230
<b>Cost Per Sq Ft:</b>	\$502.97
<b>Soft Costs Per Sq Ft:</b>	\$72.78
<b>Hard Costs Per Sq Ft:</b>	\$429.59
<b>Cost Per Pupil:</b>	\$163,453
<b>Gross Sq Ft Per Pupil:</b>	325

<b>Escalation %:</b>	6
<b>Construction Contingency %:</b>	5
<b>Owner Contingency %:</b>	3
<b>Historical Register?</b>	Yes
<b>Adverse Historical Effect?</b>	Yes
<b>Does this Qualify for HPCP?</b>	Yes
<b>Is a Master Plan Complete?</b>	Yes
<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:**

On behalf of four Colorado based charitable foundations focused on K-12 education and rural community development, they will provide \$450,000 as a program related investment (PRI) towards the BEST grant match. The PRI is an unsecured loan that renews annually. The PRI will consist of \$250,000 at a 3.5% interest rate and \$250,000 at a 2.5% interest rate both with a ten-year term. Citizens State Bank of Naturita has committed a \$100,000 over a five year period to help with the new school project. The district plans to use this funding to help payoff the PRI loans along with anticipated water cost saving of \$30,000 annually with the closure of Naturita Elementary.

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	235	<b>Bonded Debt Approved:</b>	
<b>Assessed Valuation:</b>	\$20,896,666	<b>Year(s) Bond Approved:</b>	
Statewide Median: \$108,716,681		<b>Bonded Debt Failed:</b>	\$9,376,000
<b>PPAV:</b>	\$89,111	<b>Year(s) Bond Failed:</b>	12
Statewide Median: \$173,681		<b>Outstanding Bonded Debt:</b>	\$0
<b>Unreserved Gen Fund 19-20:</b>	\$1,777,234	<b>Total Bond Capacity:</b>	\$4,179,333
Statewide Median: \$2,880,535		Statewide Median: \$21,743,336	
<b>Median Household Income:</b>	\$39,800	<b>Bond Capacity Remaining:</b>	\$4,179,333
Statewide Avg: \$59,201		Statewide Median: \$13,529,004	
<b>Free Reduced Lunch %:</b>	54.90%		
Statewide Avg: 47.28%			
<b>Existing Bond Mill Levy:</b>	0		
Statewide Avg: 6.7			
<b>3yr Avg OMFAC/Pupil:</b>	\$2,409.76		
Applicants Median: \$2,359			

## 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.

The West End Public Schools currently has two affected facilities housing eight buildings aging from 50 to 80 years old. Maintenance of the facilities and systems in the buildings are in serious decline. Health and safety issues in the current programming configuration are beyond meeting requirements for today's standards and regulations. The West End Board of Education understands this tremendous financial burden and without this waiver, the district will never be able to complete this project.

The District has completed five BEST grant applications for a new PK-12 school in previous years being awarded in 2012-2013. A bond to the voters failed by more than a 2 to 1 margin. The \$9,375,568.62 plus interest bond for the match proved to be a substantial tax impact on individual voters. Our community has never passed a bond but did approve a mill-levy override 16 years ago for teacher salaries. With that override, we still are way below the average teacher pay in the state. Considering how difficult the bond passage environment is in our financially stressed and conservative community, we are overly concerned about our ability to pass a \$4,179,319.00 Statutory Waiver District Match. We recognize that our community must step forward to support the PK-12 new school. This waiver approval will make a difference in our ability to sell this project to our community as an investment for our future.

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

The west end of Montrose County has recently seen one of the most impactful events in its history. The closure of the local coal mine in December of 2018 and the shutdown of our coal-fired power plant in October of 2019. These two major events mark major difficulties for the future sustainability of our rural community. Net Assessed Valuations have declined from \$42,228,457 in 2015 to \$36,844,760 in 2019. The school district assessed valuation for 2020 is \$20,896,596 a nearly 16,000,000 decrease, equaling a decline of 43%. The Tri-State Generation (Power Plant) represented \$19,277,125 in assessed value to the District in 2018. In 2019, the assessed value to the District was \$19,468,559. So, Tri States 2020 contribution of the school district's assessed valuation was \$4,115,863. If future revenue to the district does not improve, we stand to fall off the table with our assessed valuation for years to come.

The West End Public School District has received well over 50% to 60% of its property tax base from the power plant for numerous years which amounts to over \$500,000.00 yearly. The year's 2020 contribution is \$246,084 shows to be 50%+ less than previous years. This devastating loss in revenue will need to be compensated for by the state and local property taxpayers. Adding a \$4.2 million bond election to the equation would be a total disaster. The school district and Board of Education does feel the local community will support a \$1 million bond election and approve a \$450,000 RPI loan from Foundations that support our efforts for the new school.



*\*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: \$89,111.28

Weighted Rank: .79% of 5% max

While not being able to predict the future of our assessed valuation, we do know that it dropped a significant amount. The impact of the closure of the power plant affects the tax district to the sum of 96%. The other 4% will come from other Tri-State tax accounts. Last years PPAV was \$167,935.25 a difference of \$78,823.97.

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: \$39,800

Weighted Rank: 1.6% of 15% max

The Median Household Income of \$45,089 in 2019 dropped to \$39,800 in 2020. This is calculated for the county. The west end of Montrose County is quite different. Data from West End Economic Development Corporation (WEEDC) shows Nucla & Naturita Median Household Income to be at \$33,750.

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: 54.9%

Weighted Rank: 6.97% of 20% max

Historically, the FRED of the school district runs 55% to 63%.

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)

West End Public Schools has had one bond election failure in one attempt in November 2013.

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: 20% of 20% 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: \$ 4,179,319

Weighted Rank: 4.94% of 20% max

G. The school district's unreserved fund balance as it relates to their overall budget.

District's Unreserved General Fund: \$1,777,234

Weighted Rank: 5.84% of 20% max

The district will commit over 50% of the unreserved general fund balance to aid in the match for the PK-12 new school.

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.

The Board of Education along with the administration has worked diligently over the past year coming up with the most viable match to make the BEST grant application a success. The district has secured two program related investment (PRI) loans with four Foundations within Colorado to the sum of \$450,000. The district will commit \$1,001,142.30 out of the general fund balance. Community taxpayers will be asked to approve a 20-year General Obligation Bond in the amount of \$1,000,000. Match dollar amount will be \$2,451,142.30.

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

CDE Minimum Match Percentage:

2021 Statutory Limit 11.1169%



Division of Capital Construction

**District Statutory Limit Waiver for BEST Grant**

A partial / full (circle one) district match reduction is requested due to:

*22-43.7-109(10) (a) C.R.S. A school district shall not be required to provide any amount of matching moneys in excess of the difference between the school district's limit of bonded indebtedness, as calculated pursuant to section 22-42-104, and the total amount of outstanding bonded indebtedness already incurred by the school district.*

A. Applicant required minimum match for this project based on CDE's minimum listed percent ( <i>Line items A * C from grant application cost summary</i> )	<u>\$14,661,741</u>
B. School District's certified FY2020/21 Assessed Value	<u>\$20,896,596</u>
C. District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. ( <i>Line B x 20%</i> ):	<u>\$4,179,319</u>
D. <b>Proposed match/new bonded indebtedness if the grant is awarded (Statutory Limit):</b>	<b><u>\$4,179,319</u></b>
E. Current outstanding bonded indebtedness:	<u>\$0</u>
F. Total bonded indebtedness if grant is awarded with a successful 2021 election (Line D+E). <i>This should be equal to Line C:</i>	<u>\$4,179,319</u>

**School District: WEST END RE-2**

**Project: New PK-12 School**

**Date: 2/5/2021**

Signed by Superintendent: 

**Printed Name: Clint Wytulka**

Signed by School Board Officer: 

**Printed Name: John Reams**

**Title: Board President**



February 1, 2021

Mr. John Reams  
Chair, School Board  
West End Public School District, RE-2  
P.O. Box 570  
Nucla, CO 81424

Dear Mr. Reams:

I am very pleased to provide a letter indicating local match support to the West End School District for their Colorado Department of Education Building Excellent School Today ("BEST") grant application.

On behalf of four Colorado based charitable foundations focused on PK-12 education and rural community development, we will provide \$450,000 as a program related investment (PRI) towards the West End's BEST grant match. A PRI is a below market foundation loan, which is allowed by the US Treasury, as long as it significantly furthers the foundation's exempt activities. Providing a portion of the match necessary to enable a new West End School District PK-12 school meets that US Treasury test and furthers the charitable exempt activities of these foundations.

This PRI is being made as an unsecured loan that renews annually. The PRI will consist of \$200,000 at a 3.5% interest rate and \$250,000 at a 2.5% interest rate, both with a ten-year term.

We wish you good luck and success with your grant application.

Sincerely yours,

Paul Major  
President & CEO

220 E. Colorado Avenue, P.O. Box 4222, Telluride, CO 81435 970 728 8717 fax 970 728 9007



Yesterday, Today & Tomorrow  
www.csbcolorado.com

LETTER OF COMMITMENT

Citizens State Bank (CSB) is pleased to provide this letter of financial commitment for West End Public Schools' application for a BEST grant. CSB is committing \$100,000 over the next five years to help ensure the stability and promotion of programs within the school district.

Maintaining fundamental public infrastructure such as schools is now more important than ever. The West End has experienced significant challenges in recent years as the region has lost major employers—most notably, the coal mine and power plant in Nucla, closures that have devastated the local economy.

The district's current facilities can no longer keep up with modern times. With this grant, West End Public Schools (WEPS) will be able to build on the existing broadband network to provide all the necessary tools for their students to take advantage of programs normally unavailable in rural areas.

The West End community continues to work diligently to attract new economic activity. Success in these economic development efforts is in part reliant upon maintaining a livable community with quality schools. The proposal by WEPS to develop a safe, modern, and highly functional facility is a much-needed next step to help our communities rebuild and develop a sustainable economy.

Few community assets are as essential as public schools. Citizens State Bank is committed to working with the community to further advance and leverage economic opportunities. We ask that the reviewing board for these applications consider the value of a new school in a community experiencing the economic transition currently occurring in the West End.

Thank you for your consideration.

Douglas Price  
Chairman and CEO  
CSBO Holdings Inc.

Ouray Bank      Naturita Bank      Ridgway Bank      Silverton Bank  
970.325.4178 • Fax 970.325.4151    970.867.2333 • Fax 970.863.2834    970.626.5465 • Fax 970.636.4278    970.887.5512 • Fax 970.887.5315  
P.O. Box A • Ouray, CO 81427    P.O. Box 168 • Naturita, CO 81422    P.O. Box 22 • Ridgway, CO 81452    P.O. Box 6 • Silverton, CO 81133

**DON CORAM**  
State Senator  
State Capitol  
800 E. Colfax Avenue  
Denver, Colorado 80203  
Capitol: (303) 868-4884  
don.coram.senate@state.co.us



**COMMITTEES**  
Member of:  
Agriculture and Natural  
Resources  
Local Government  
Interim Water Resources and  
Review Committee

### COLORADO STATE SENATE

Capital Construction Assistance Board

RE: Letter of Support for West End Public Schools BEST Grant Application

Dear Members of the Board:

West End Public Schools (WEPS), serving the children of Nucla, Naturita, Paradox, Redvale and Bedrock Colorado, is applying for a BEST grant to build a new K-12 facility in the region.

The economy of this region of Colorado has been historically supported from the jobs and wealth provided by coal and power generation industries. Recent and upcoming job losses in these industries have led to a focused effort to support local businesses and promote job creation in other sectors of the economy as well as to foster new entrepreneurial endeavors through existing and new educational programming.

The existing facilities can no longer keep up with modern times. Safety and security is as much a concern in rural Colorado as it is in urban regions. WEPS's proposal to develop a safe, modern and highly functional facility is a much-needed next step to help the region rebuild and develop a sustainable economy. Without good schools, the likelihood of attracting new residents and businesses to the area is limited. My belief is that the development of a new K-12 in the area is not only critical to attracting new businesses (with their families) to the area, but to the overall recovery of the entire region. WEPS's plans are paramount to a strategic development plan designed to turn the economy of the region toward positive growth and sustainability.

Building on the existing backbone of a sturdy broadband network, WEPS will be able to provide all the necessary tools to enable their students to take advantage of programs normally unavailable in rural areas. I believe the safe environment and advanced programs that will come with a new facility will help entice kids to stay in the area and develop their own businesses outside of an urban area.

**DON CORAM**  
State Senator  
State Capitol  
800 E. Colfax Avenue  
Denver, Colorado 80203  
Capitol: (303) 868-4884  
don.coram.senate@state.co.us



**COMMITTEES**  
Member of:  
Agriculture and Natural  
Resources  
Local Government  
Interim Water Resources and  
Review Committee

### COLORADO STATE SENATE

We appreciate the Capital Construction Assistance Board's continued support of regional economic development efforts and helping the citizens of West Montrose County to best take advantage of a wonderful rural area of Colorado and build a stronger economy.

Sincerely,

Senator Don Coram



**MONTROSE COUNTY**  
**BOARD OF COUNTY COMMISSIONERS**  
 317 South 2nd Street  
 Montrose, CO 81401  
 Phone: 970-249-7755  
 Fax: 970-249-7761

January 13, 2021

Capital Construction Assistance Board

**RE: West End Public Schools BEST Grant Application - Letter of Support**

Dear Members of the Board:

This letter is in support of the West End Public Schools (WEPS) application for a BEST grant to build a new K-12 facility in our region.

The West End's economy has been historically supported from the jobs and wealth provided by coal and power generation industries. Recent and upcoming job losses in these industries have led to a focused effort to support local businesses and promote job creation in other sectors of the economy as well as to foster new entrepreneurial endeavors through existing and new educational programming.

WEPS's proposal to develop a safe, modern and highly functional facility is a much-needed next step to help our communities rebuild and develop a sustainable economy. Building on the existing backbone of a sturdy broadband network, WEPS will be able to provide all the necessary tools to enable their students to take advantage of programs normally unavailable in rural areas. The existing facilities can no longer keep up with modern times.

Our Board believes the development of a new K-12 in the area is not only critical to attracting new businesses (with their families) to the area, but to the overall recovery and marketing of the region as a whole. Additionally, we believe the safe environment and advanced programs that could come with a new school will help entice kids to stay in the area and develop their own businesses outside of an urban area. WEPS's plans are paramount to a strategic development plan designed to turn the economy of the region toward positive growth and sustainability.

We appreciate the Capital Construction Assistance Board's continued support of regional economic development efforts and helping us to best take advantage of a wonderful rural area of Colorado and build a stronger economy.

Sincerely,

Sue Hansen  
 Chair

Keith Caddy  
 Vice-Chair

Roger Rash  
 Commissioner



**West End Economic Development Corporation**

217 W. Main Street ~ PO Box 645 ~ Naturita, CO 81422 ~ 970-865-2499

January 7, 2021

Capital Construction Assistance Board

**RE: West End Public Schools BEST Grant Application - Letter of Support**

Dear Members of the Board:

This letter is in support of the West End Public Schools (WEPS) application for a BEST grant to build a new K-12 facility in our region.

The West End's economy has been historically supported from the jobs and wealth provided by coal and power generation industries. Recent and upcoming job losses in these industries have led to a focused effort to support local businesses and promote job creation in other sectors of the economy as well as to foster new entrepreneurial endeavors through existing and new educational programming.

WEPS's proposal to develop a safe, modern and highly functional facility is a much-needed next step to help our communities rebuild and develop a sustainable economy. Building on the existing backbone of a sturdy broadband network, WEPS will be able to provide all the necessary tools to enable their students to take advantage of programs normally unavailable in rural areas. The existing facilities can no longer keep up with modern times.

West End Economic Development Corporation believes the development of a new K-12 in the area is not only critical to attracting new businesses (with their families) to the area, but to the overall recovery and marketing of the region as a whole. Additionally, we believe the safe environment and advanced programs that could come with a new school will help entice kids to stay in the area and develop their own businesses outside of an urban area. WEPS's plans are paramount to a strategic development plan designed to turn the economy of the region toward positive growth and sustainability.

We appreciate the Capital Construction Assistance Board's continued support of regional economic development efforts and helping us to best take advantage of a wonderful rural area of Colorado and build a stronger economy.

Sincerely,

Deana Sheriff  
 Executive Director

Town Council  
Richard Craig, Mayor  
Paula Brown, Mayor Pro Tem  
Antonette (Tom) Carter, Trustee  
Mark Jones, Trustee  
Lucas Johnson, Trustee  
Penni Berry, Trustee  
Pamela Curtis, Trustee



320 Main Street  
P.O. Box 219  
Nucla, CO 81424-0219

(970) 864-7351  
(970) 864-7600 fax

January 14, 2021

Capital Construction Assistance Board

RE: West End Public Schools BEST Grant Application - Letter of Support

Dear Members of the Board:

The Town of Nucla would like to express their support of West End Public Schools (WEPS) application for a BEST grant to build a new K-12 facility in our town.

The building itself would be built in the Town of Nucla, and we believe a new K-12 school would be a great benefit to our economy. Our region has faced many job losses recently, forcing families to move away who would have preferred to stay, and perhaps they would have considered staying if their children were schooled in a modern building.

We believe a new school would be another tool in a larger toolkit to attract families and new businesses back to our region. WEPS has plans that include helping with housing needs for new teachers, as well as programs that will help students prepare to either go on to college, vocational/technical training or become entrepreneurs. All these factors are critical to strengthening our economy.

We ask the Capital Construction Assistance Board to give favorable consideration of this application.

Sincerely,  
*Richard Craig*  
Richard Craig, Mayor

For the Town of Nucla Board of Trustees

Phone: (970) 865-2286  
Fax: (970) 865-2815  
Email: [bnaturita@antewindcos.com](mailto:bnaturita@antewindcos.com)



P.O. Box 505  
222 East Main St.  
Naturita Co. 81422

February 3, 2021

Capital Construction Assistance Board

RE: West End Public Schools BEST Grant Application - Letter of Support

Dear Members of the Board:

The Town of Naturita would like to express their support of West End Public Schools (WEPS) application for a BEST grant to build a new K-12 facility in our region.

The children of the West End are learning in buildings that are aging and behind the times. Our students deserve a school that keeps them safe and provides education that is modern and productive. Not to mention taking pride in your school. Infrastructure has been developed in our area that enables the children to learn remotely, but they still must sit in classrooms that do not meet their needs. WEPS does a good job of STEM and other programming. But how can our kids compete with urban areas for a decent education when our buildings are antiquated, and our teachers are spending time navigating the leaks in the ceiling?

A new K-12 school would also be a great benefit to our economy. The West End of Montrose County has faced many job losses recently, forcing families to move away. We wholeheartedly believe a new school would attract families and new businesses back to our region.

As the saying goes, our children are our future. The Town of Naturita acknowledges the significance of a new K-12 school to make that look brighter.

We appreciate the Capital Construction Assistance Board's favorable consideration of this application.

Sincerely,

X *John G. Riley*  
John G. Riley, Mayor  
2-4-2021



**TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION, INC.**  
**HEADQUARTERS: P.O. BOX 33695 DENVER, COLORADO 80233-0695 303-452-6111**

February 21, 2020

Capital Construction Assistance Board (CCAB)  
 Colorado Dept. of Education  
 201 East Colfax Ave.  
 Denver, CO 80203

RE: Letter of Support for the West End Public Schools BEST Grant Application

Dear Members of the CCAB,

Tri-State Generation and Transmission Association supports the West End Public Schools (WEPS) application for a BEST grant to build a new K-12 facility in the West End of Montrose County. WEPS's proposal to develop a safe, modern and highly functional facility is a much-needed next step to help the West End communities rebuild and develop a sustainable economy. Building on the existing backbone of a robust broadband network, WEPS would be able to provide all the necessary tools to enable their students to take advantage of programs normally unavailable in rural areas. The existing facilities can no longer keep up with modern educational opportunities.

The West End's economy has been historically supported from the jobs and revenue provided by the mining and power generation industries. For decades, Tri-State's employees and the Nucla Station have been part of fabric of Nucla and Naturita. In September 2016, Tri-State announced the 100-megawatt Nucla Station and New Horizon Mine, which provided coal to the plant, would be retired as part of an agreement with the Colorado Department of Public Health and Environment, WildEarth Guardians and the National Parks Conservation Association to propose revisions to the Colorado Visibility and Regional Haze State Implementation Plan (SIP). Nucla Station went offline September 19, 2019. Tri-State understands the retirement of the plant impacts our employees, their families and the community. The closure of New Horizon Mine and Nucla Station have led the community to focus efforts to support local businesses and promote job creation in other sectors of the economy as well as to foster new entrepreneurial endeavors through existing and new educational programming.

Tri-State believes the development of a new K-12 facility in the area is not only critical to attracting new businesses and families to the area, but to the overall recovery and success of the region as a whole. Additionally, we believe the safe environment and advanced programs that could come with a new school will help entice kids to stay in the area and develop their own businesses. WEPS's plans are paramount to a strategic development plan designed to turn the economy of the region toward positive growth and sustainability.

We appreciate the Capital Construction Assistance Board's continued support of regional economic development efforts in the region and helping the community to transition and build a stronger economy.

Sincerely,

Sarah Carlisle, Senior External Affairs Advisor

AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER



A Touchstone Energy Cooperative

**CSANG STATION**  
 P.O. BOX 1307  
 NATURE CO. 81626-1307  
 970-884-4471

**ESCALANTE STATION**  
 P.O. BOX 577  
 PREWITT, WY 82445  
 309-972-5200

**NUCLA STATION**  
 P.O. BOX 698  
 NUCLA, CO. 81424-6988  
 970-884-7316



**COLORADO**  
 Department of  
 Labor and Employment

Colorado Office of Just Transition  
 633 17th Street, Suite 1200  
 Denver, CO 80202-3660 | (303) 318-8000 | justtransition.cdle.co

March 15, 2021

Clint Wytulka, Superintendent  
 West End Public School District  
 PO Box 570  
 Nucla, CO 81424

Dear Superintendent Wytulka:

I want to thank you and the West End Public School District for your decision to donate district-owned land for a public, private, and philanthropic workforce housing project for your employees and community. This is a bold investment in the recovery and future prosperity of the West End.

The Office of Just Transition was established to assist workers and communities as they transition away from coal as an economic driver. The West End is already in the thick of that transition, and I know your district has seen a significant loss of property tax revenues as a result. But actions like this demonstrate your strong commitment to the future of the community and provide a compelling model for how investing in critical local infrastructure such as housing can help drive recovery and resilience.

Access to quality, affordable housing is an essential component of any community development strategy -- not just in coal transition communities, but throughout Colorado. Creative solutions such as the one you are helping lead in the West End provide a wonderful example, to big and small communities alike, of how to improve quality of life and increase community appeal by attracting and retaining teachers as well as families with school-aged children.

Thank you again for your foresight, creativity, and courage. I look forward to opportunities to work with you in the future to continue to demonstrate how a major economic disruption or loss of a large employer and economic driver does not need to be a permanent setback for a community.

Sincerely,

Wade Buchanan  
 Director





● **Facilities Impacted by this Grant Application** ●

**FOWLER R-4J - MSHS Addition to Fowler ES/Renovation - Fowler Jr/Sr HS - 1954**

District:	Auditor - 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:	\$19,673,670
Condition Budget:	\$12,355,330
Total FCI:	0.63
Adequacy Index:	0.25



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,850,840	\$3,360,812	1.18
Equipment and Furnishings	\$275,895	\$332,605	1.21
Exterior Enclosure	\$3,197,136	\$873,246	0.27
Fire Protection	\$14,148	\$976,868	69.05
Furnishings	\$525,173	\$204,579	0.39
HVAC System	\$3,040,892	\$3,703,759	1.22
Interior Construction and Conveyance	\$3,142,506	\$1,819,512	0.58
Plumbing System	\$1,551,801	\$1,550,489	1.00
Site	\$1,375,379	\$923,559	0.67
Structure	\$3,699,900	\$0	0.00
Overall - Total	\$19,673,670	\$13,745,429	0.70

**FOWLER R-4J - MSHS Addition to Fowler ES/Renovation - Fowler ES - 2003**

District:	Auditor - 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:	\$8,970,152
Condition Budget:	\$3,289,726
Total FCI:	0.37
Adequacy Index:	0.12



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,153,934	\$854,283	0.74
Equipment and Furnishings	\$203,162	\$0	0.00
Exterior Enclosure	\$1,080,897	\$353,363	0.33
Fire Protection	\$1,852	\$374,879	202.41
Furnishings	\$60,529	\$0	0.00
HVAC System	\$1,099,445	\$763,871	0.69
Interior Construction and Conveyance	\$1,877,032	\$795,588	0.42
Plumbing System	\$588,875	\$198,624	0.34
Site	\$1,688,957	\$323,996	0.19
Structure	\$1,215,469	\$0	0.00
Overall - Total	\$8,970,152	\$3,664,604	0.41

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

**Applicant Name:** FOWLER R-4J

**County:** OTERO

**Project Title:** MSHS Addition to Fowler ES/Renovation

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

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

**If Yes, please explain why:** This project was the subject of a BEST Grant Application in 2019. The project was prioritized in such a way that the lower than expected State allocation did not go far enough. There were questions about the District's ability to generate additional funds but the District has and will continue to pledge reasonably available funds. There were also questions about the strategy to replace the JH/HS as opposed to the renovation of the existing facilities. An additional question was asked about the historic significance of the existing building and it was noted by History Colorado the building should be documented but was not a candidate for the historic registry. These concerns were evaluated extensively through the 2018 Master Plan process and again revisited with this grant application. Through discussions with the community, teachers, parents, and school board the original master plan solution is still viewed as the best solution for the community.

## 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 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 Information About the District / School, and Information About the Affected Facilities:

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. Over the years, FSD has a limited budget based on our PPR and is significantly lower than the state average. The limited funding impedes the district's ability to make significant changes.

The history and culture of Fowler is proud, with deep roots in farming, ranching, and hard work. There is a sense that when things don't work, you don't replace but you repair or find a workaround to keep things working. The answer when things don't work is usually to work harder. There's an internet meme that states you only need 2 tools: WD40, for things that don't move but should, and Duct Tape for things that do move that shouldn't! If you added baling wire to duct tape you'd have the philosophy of Fowler! Our staff and students have the same work ethic and pride in our community.

This thought process keeps our 1950's and 1960's buildings operating. We run sewer snakes through sewer cleanouts on a monthly basis. We use power strips and extension cords. Instead of disrupting the asbestos in our walls, floors, ceilings, window glazing, etc., we cover with more paint and floor wax and keep on keeping on.

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

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

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.

### Deficiencies Associated with this Project:

#### JUNIOR/SENIOR HIGH SCHOOL CLASSROOM BUILDINGS

\*The Jr/Sr High School is located on the north side of Colorado Highway 167. This site also includes an Ag Education building, an industrial/visual/performing arts building (C-Building), a gymnasium, a baseball field, a football field & track, and the district cafeteria. At over 65 years old, this facility is in need of drastic improvements.

\*Hazardous materials can be found through the buildings. A third-party asbestos abatement consultant has evaluated the district's existing school facilities. This consultant found asbestos-containing materials to be prevalent in floor tile, floor mastic, gypsum wall joint compound, concrete block filler coatings, ceiling tiles, pipe insulation, and roof coatings. Additionally, the existence of lead-based paint was found throughout the facility. Due to the prevalence of asbestos-containing material and lead-based paint, substantial and meaningful renovations to the school are dangerous, costly, and inconvenient for educational operations and students.

\*Classrooms in the 1954 wing contain single-pane windows that leak air. Duct tape is used to attempt to seal the leaks. FSD received a bid of over \$180,000 to replace the windows (not including abatement of glazing putty). Students often wear coats to class to counteract the cold and breezy conditions. The 1964 classroom wing uses forced air heat with heat registers above the hallway entry door with no recirculation pathways. Nearly all of these units are original, making them difficult to maintain, repair, and upgrade.

\*The Jr/Sr High School is in close proximity to the highway which experiences heavy traffic. Colorado Highway 167 borders the site and has heavy high-speed tractor-trailer traffic. The highway sits slightly above the school and there is no way to prevent out of control vehicles from crashing into the school. The current crosswalk location and geometry place students and staff in harm's way from a vehicle that loses control. The only way to guarantee student safety is to eliminate the necessity altogether.

\*The site lacks one secure, controlled entrance. Each of the 5 building on campus is its own entity, with numerous points of entry and exit. This inevitably leaves the inhabitants in each building susceptible to threats. The main Jr/Sr High School building has 19 points of entry, the gym has three points of entry, the Ag Education building has three points of entry and the "C" building has six points of entry. In total, this is 31 points of entry. Given the unfortunate reality of school violence, a site such as this with so many means of entry has a very real possibility of an unwanted intruder. Modern facilities likely have 15 or fewer points of entry.

\*The main entry point to the facility is not protected by any components that would impede forced vehicle entry. This leaves the main entrance to the building extremely vulnerable to intrusion and endangers the lives of staff, students and anyone in the building. The current administration space is not located within line-of-site to monitor the building's main entry, parking lot and major circulation to the front door of the building.

\*No secure entry, card access or camera entry. There is a significant need for more security cameras to be installed throughout the school for more comprehensive security. Cameras can provide a visual deterrent to unwanted intruders while also providing appropriate supervision of district facilities. However, in the current configuration of the buildings, a camera system would require so many cameras that we would need to hire a full-time operator to monitor the cameras.

\*Doors do not 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.

\*Emergency exit lighting systems have been identified as either damaged or no longer in service. The school is not equipped with a sprinkler system or fire protection system and fire extinguisher cabinets throughout the school have been identified as

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

difficult to open. The lack of fire safety control puts the 310+ individuals in the facility at any given time at significant risk should there be a fire.

\*The interior layout of the Jr/Sr High School is, in itself, a fire safety concern. There is an entire classroom wing with zero fire exits from classrooms. The evacuation plan is for students and teachers in these classrooms to exit through the hallway. All but one of these classrooms has only one door. This is hazardous in the event of a fire-related evacuation or other emergencies.

\*The current parking lot has been identified as beyond its useful life. Areas of asphalt have potholes, heavy cracking, and chipping. Cast-in-place concrete curbs, rails, and barriers at borders planting islands, etc. have also been identified as approaching the end of useful life within the next two years. Painted pavement markings including parking space, directional arrows, crosswalk, accessibility and other parking lot graphics have been identified as beyond useful life.

\*The drop-off and pick-up sites do not meet CDE Construction Guidelines for dedicated bus staging as the unloading area is not located away from students, staff and visitor parking. Also, the driveway zone is too short/small to cater to the amount of traffic for stacking cars on-site for parent-drop off pickup zones. Additionally, Parking stalls are lacking visible striping and painted markings. During high traffic times there are student drivers, parents and staff coming in and out of the site and all of these factors contribute to confusion during student pick-up & drop-off and, even more importantly, unsafe conditions multiple times a day.

\*The brick cavity walls of the building are bulging and cracking on the northwest area of the main building. Some of the exterior windows have been identified as cracked and the window system has been identified as beyond its useful life. Not only does having a deteriorating building contribute to a lack of ownership and pride on campus, but having decrepit systems affects the functionality of the building as a whole.

\*If renovated, the building could not be occupied for 12-plus months due to the asbestos abatement. The use of temporary classrooms and lack of comprehensive educational facilities would have a significant impact on learning and fail to deliver any long-term value to the district.

\*Current restroom facilities require extensive maintenance, and in some cases are not operational due to the age of the in-wall and underground piping. Sections of this system are collapsing due to the age and makeup of the system. Monthly maintenance/snaking of the drain lines is necessary. There have been several instances where drains have backed up into showers and locker rooms, bathrooms, floor drains, mop sinks, etc. These situations have been hazardous and put the health at risk of all building inhabitants.

\*In 2004 FSD received funds to improve the HVAC system, but improvements were limited due to the small amount of space between the ceiling and roof. This space deficiency requires a complete and costly overhaul of the HVAC system so that equipment can fit and function properly. Currently, there is virtually no recirculation of air at the Jr/Sr High School and systems require daily attention.

\*Current restrooms are not compliant with the federal American Disabilities Act of 1990. Door hardware and drinking fountains have been found to be non-ADA compliant throughout the school. As long as these issues remain as-is, the rights of those with disabilities are potentially being violated with the lack of proper accommodation.

\*Extension cords and multiple outlet receptacles are routinely used. Throughout the school, the space in between the ceiling and roof is not large enough to run conduit through the ceiling so teachers and staff must resort to stringing together extension cords which endangers students on a daily basis.

\*The CDE Auditor's School Report completed in July 2018 found the facility and most of its systems to be well beyond their useful life. At that time, the Facilities Condition Index (FCI) was calculated to be .63, which is well into the "critical" category. In addition to the CDE Report, FSD also employed an architectural firm to complete a Deferred Maintenance Priority Matrix in order to triage problems and identify which issues need to be addressed immediately. In this assessment, 55% of items were

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

listed as having failed or predicted to fail within the next year or were not in code compliance. Additionally, 14% of items would need not be replaced in the next five years.

### AG EDUCATION BUILDING

\*There is no wet sprinkler system including piping, sprinkler nozzles, and back-flow prevention. The current fire alarm system is approaching the end of its useful life and will need updated pull stations, A/V strobes, visual strobes, smokes, conduit, wire and connections by 2022.

\*There are not current code-compliant means for controlling dust from woodshop related activities. Steel fragment control and welding fumes are not contained because of a lack of fume hood and exhaust control.

\*The roof covering is Built-up Roofing (BUR) and is approaching the end of its useful life and will be expired in three years.

\*The projects and learning that occur in the Ag Ed space require the use of equipment and devices not supported by the number of outlets in the space. This contributes to lessened opportunities for FSD students to fully engage in school and extracurricular activities.

\*The CDE Auditor's School Report completed in July 2018 found the facility and most of its systems to be well beyond their useful life. At that time, the Facilities Condition Index (FCI) was calculated to be .44, which is well into the "critical" category.

### C-BUILDING – INDUSTRIAL ARTS, VISUAL ARTS, MUSIC/BAND, & WRESTLING

\*The roof covering is Built-up Roofing (BUR) and is approaching the end of its useful life and will be expired in three years.

\*The projects and learning that occur in these spaces require the use of equipment and devices not supported by the number of outlets in the space. This contributes to lessened opportunities for FSD students to fully engage in school and extracurricular activities.

\*The CDE Auditor's School Report completed in July 2018 found the facility and most of its systems to be well beyond their useful life. At that time, the Facilities Condition Index (FCI) was calculated to be .48, which is well into the "critical" category.

### ELEMENTARY SCHOOL

\*Elementary school students cross the highway multiple times a day out of necessity to access the district cafeteria. The necessary foot traffic back and forth across the highway is a significant safety and security concern. The travel time and limited size of the kitchen and cafeteria requires 4 lunch periods/day reduces available instructional time for all students.

\*The school is not equipped with a sprinkler system, door/lock intrusion detection. There are 23 exterior points of entry and while the primary points of entry are equipped with security cameras, there is a need for additional surveillance and door monitoring throughout the school so that the other points of entry can also be monitored.

\*The CDE Auditor's School Report completed in July 2018 found the facility and site to be in comparable good condition to the Jr/Sr High School. At that time, the Facilities Condition Index (FCI) was calculated to be .37.

### Diligence Undertaken to Determine the Deficiencies Stated Above:

In order to bring these deficiencies to resolution, the FSD community is pursuing a BEST grant to provide a single, consolidated campus for K-12 students. Significant effort has gone into identifying the campus-wide deficiencies at FSD and developing a comprehensive solution which not only addresses these deficiencies but also serves to vitalize the school community for generations.

RTA Architects facilitated the master planning process in Fall 2018 and early 2019. A Planning Assistance Team (PAT), comprised of nearly 20 members of the community, parents, and school district employees, was formed to objectively evaluate the District at a high level through a wide lens to recommend a long-term District Master Plan. The detail-oriented focus on each step of this process allowed FSD to reach a comprehensive strategic plan that was validated by the voter approved Bond in 2019 and addresses the multitude of deficiencies that are listed below:

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

During this process, RTA evaluated all of the District facilities from every angle. With this information, RTA developed a comprehensive list of deferred maintenance items. 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 useful 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
- Educational program inadequacies and deficiencies as it relates to the existing facilities
- Immediate and anticipated maintenance and repairs needed for each building
- Facility maintenance and operations costs; deferred maintenance costs
- The efficiency of the buildings: energy, LED lights, etc.
- Impact on the surrounding community

The rationale and evaluation of each option are explained in the master plan. In addition, deficiency solutions and costs are described in detail in the CDE School Assessment Report from 2018. In the past 2 years, the deficiencies have only become more urgent.

The Planning Assistance Team (PAT) has determined that the deficiencies at the Jr/Sr High School will continue to deplete the district's budget and deter the focus from our students and their educational goals. Thus, it was determined that a campus consolidation would be the best, most strategic and beneficial plan to students, staff, and the community. The consolidated facility would be on the south side of HWY 167 and added onto the existing, less than 20-year old, elementary facility. Through our master planning, assessment and community engagement process, we believe that weaving our disjointed curriculum and staff into a single facility will serve Fowler for decades to come. We completed reviews of architectural, mechanical, plumbing, electrical and I.T. infrastructure, fire alarm and public address systems of our current facilities to determine long-term viability.

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

In order to bring these deficiencies to resolution, the FSD community is pursuing a BEST grant to provide a single, consolidated campus for K-12 students. Significant effort has gone into identifying the campus-wide deficiencies at FSD and developing a comprehensive solution which not only addresses these deficiencies but also serves to vitalize the school community for generations.

The Fowler community is clearly on-board with the proposed changes. In November 2019, the Fowler community passed a \$4.9M bond. This was the first time that this bond was proposed and as a result, FSD was able to secure \$4.9M in funding (the maximum amount of money that the district could ask of taxpayers) to be used in conjunction with a BEST Grant to complete a campus consolidation, as per Scenario C of the Master Plan. The Fowler community clearly wants to see changes and is willing to do everything that it can to bring these changes to fruition. With over half of students qualifying for free or reduced lunch, however, receiving community funding beyond necessary operational costs is difficult, if not impossible. This is why we are imploring the BEST review committee to give our school community the opportunity to develop and flourish on one consolidated campus.

The solution proposed in Masterplan Scenario C2 will consolidate the District's facilities on the same parcel of land and optimize the use of shared resources by all students and staff. This solution also eliminates the need to cross the highway throughout the school day. Additionally, Scenario C considers upgrades to the existing parking lots to improve parent drop-off and pick up configuration, separates bus traffic from parent drop off, expands parking lots and improves athletic fields. Lastly, this scenario limits the multitude of expenses in deferred maintenance if the Jr/Sr High School was solely improved and improves the safety of all students by eliminating the need to cross the highway throughout the school day.

The following is a summary list of the solutions to the existing conditions at FSD. The solution addresses all deficiencies that affect health, technology deficiencies, safety, accessibility and/or functionality of our students, staff, and families.

### **SAFETY AND SECURITY:**

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

### STUDENT AND STAFF SAFETY:

A consolidated campus will completely eliminate the district's most significant safety and security concern – elementary students and staff crossing the highway to access campus facilities multiple times a day. Consolidating the High School building, Ag Ed building and “C” building with the Elementary School will allow district students to stay on one campus throughout the school day and will immediately solve this critical safety concern. Additionally, eliminating the need to travel will provide students with consistency and will contribute to an improved learning environment where students can remain focused.

**SITE SUPERVISION AND SURVEILLANCE:** A consolidated campus will eliminate the significant monetary necessity of addressing the multitude of security concerns at the Jr/Sr high school building including 31 points of entry, limited access control, exposed main point of entry, and the necessity to move the administrative office to a location with a clear line of sight to monitor the building's main entrance. The existing elementary school is already equipped with a protected walkway, key card access at the main entrance, office areas and the majority of secondary entrances. While the elementary school is still in need of some security upgrades including an increase in the number of security cameras, addressing these minor concerns during the campus consolidation is much more reasonable and financially responsible for the district than making each change at the Jr/Sr High School.

**SINGLE SECURE BUILDING AND CAMPUS:** Students and staff will be able to collaborate in one building with limited and defined entry points. Instead of traveling outside to circulate between classes in separate buildings, each with a different array of security concerns, Jr/Sr High School students will be able to stay in one building all day. The facility will provide both passive and active security that meets today's school security requirements. Active security features include electronic locks at the entry vestibule requiring visitors to check into the office and an emergency notification system.

**FIRE SAFETY AND ADA ACCESSIBILITY:** A consolidated campus will eliminate the need to provide the significant and immediate fire safety upgrades required and noted during the CDE Audit in 2018. Clear egress and fire alarms will be incorporated into the Jr/Sr High School addition and existing building in accordance with state requirements. In addition, the campus will comply with the American's with Disability Act to serve all Fowler students with all ADA compliance regulations being fully remedied.

**STUDENT DROP-OFF AND PICK UP:** The district will be able to utilize the already functional and clearly marked elementary school parking lot, with only small improvements and minor expansion necessary. The Elementary and Jr/Sr High School parking lots will remain separate but will be configured to ensure optimal vehicle access, efficiency and safety at all times. The parent drop-off and pick-up configuration will be improved and bus traffic will be separate. This will not only make the hectic pick up and drop off time more efficient but clear markings and separated traffic will help improve site safety.

**AG ED AND C-BUILDING PROGRAMMING:** The programs currently housed in these buildings will be a part of the campus consolidation. The new Ag Ed building will be on the south side of the consolidated campus and attached to the new gymnasium. Jr/Sr High School Students will not have to leave the building to access this facility. The “C” building programs will be incorporated into the design of the Jr/Sr High School addition with the wrestling room being available in the new gym. Consolidating the FSD to the south side of the highway allows all members of the district community to share resources with safe and secure circulation between site and class locations.

**HAZARDOUS MATERIALS:** The solution to the asbestos identified in the Jr/Sr High School is two-fold. The Jr/Sr High School will remain operational during the campus consolidation, meaning students will be able to remain in the Jr/Sr High School without significant disruption to their day-to-day schooling. This will significantly reduce the impact of construction on students and staff throughout the District. Upon completion of the campus consolidation, the existing Jr/Sr High School would start with asbestos abatement and then demolition of the school. The site would then be reconfigured as a large athletic field. The campus consolidation will mean that no students or staff in the district are exposed to hazardous materials on a daily basis.

**ABATEMENT EFFICIENCY:** Consolidating the Jr/Sr High School with the Elementary school will avoid the necessity and significant cost of using temporary classrooms for Jr/Sr High School students in the 12-plus months that abatement would take. The money that would be allocated for temporary facilities will instead be a cost-benefit to FSD and BEST.

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

**PLUMBING AND HVAC:** The concerns identified at the Jr/Sr High School related to failing HVAC and plumbing systems will be addressed in the campus consolidations. An effort will be made to ensure that plumbing and HVAC design not only meets the current needs of FSD but will continue to operate at full functionality for years to come.

**MODERN LEARNING ENVIRONMENT:** Minor improvements made to the elementary school which addresses space restraints for resources will allow for a conducive learning environment for students of all abilities. All students will finally have the technology and hands-on learning spaces that are necessary for a fully-functional 21st-century learning environment. The updated Ag Ed building will fully serve as space for students to explore in a hands-on and immersive learning environment without concern of failing systems and equipment.

**SITE EFFICIENCY:** A consolidated campus will allow for the most efficient use of the current FSD site. The existing gymnasium and football field which require few to minor improvements will remain on site. When the Jr/Sr High School is demolished reclamation of the site will include drainage improvements and a multipurpose field.

### **Due Diligence Undertaken in Defining the Stated Solution:**

After the selection of the master planning team, the District, Owner's Rep, and consultant team engaged in a thorough evaluation of all of the existing facilities which was then evaluated against the state assessment data. In a parallel process, the Owner's Rep commissioned third party documentation of all asbestos in the existing buildings. A Planning Assistance Team (PAT) was formed which included 20 participants: community members, teachers, parents, school administrators, retired teachers, and several board members. The facilities' assessment was presented to the PAT team, along with the asbestos report which identified asbestos throughout the building (floors, ceilings, pipe insulation, window glazing, and exterior materials). The PAT reviewed and validated the facilities assessment along with asbestos findings. The facilities' assessment illuminated the challenges with existing middle high school facilities including asbestos materials throughout the buildings and the condition of the existing MEP systems, exterior envelope, roof, windows, and flooring. The design team then presented site analysis documentation along with multiple master plan concepts including: addressing only major system repairs, major renovation to the existing middle high school, major renovation and addition to the existing middle high school, connecting the middle high school to the existing competition gymnasium, and connecting the middle high school to the existing elementary school to create a single K-12 building. The PAT eliminated the similar schemes and requested community meetings.

Before both a holiday music performance and a basketball tournament, the PAT, the Owner's Rep, and Design team hosted community open houses where four options were provided to the community. Community members filled out questionnaires (nearly 50 were completed) on preference and the data was tabulated. The community overwhelmingly supported consolidating the Jr/Sr High School with the Elementary school. The community preferred a single facility for long term efficiency and safety of students. "The idea of spending all that money and still having two schools separated by a highway just doesn't make sense."

The tabulated results of the community open house were presented to the PAT along with discussions from PAT members who attended. The PAT unanimously supported the single school solution. At the next PAT meeting, the design team presented a space program based on the BEST program and CDE guidelines which was evaluated and revised based on PAT input and scope was refined for the remainder of the site and project. The master plan was finalized along with independent budget validation. The PAT formed a bond support committee and worked in the fall of 2019 to pass the first bond in almost 20 years.

After not being awarded a BEST grant 2020, the Owner's Rep, design team, and District reassessed the master plan data. The PAT participants, school administration, and school board still supported the master plan solution as the most appropriate solution for the community. A second MEP engineer was brought in to validate the facilities assessment and additional issues were uncovered including continued deterioration of galvanized domestic water piping, worsening conditions of original mechanical systems, and further deterioration of sanitary sewer systems below floor slabs.

The original school program was re-evaluated by the District and school board and redundant spaces were removed (offices, prep rooms, and flex classrooms). Additional concepts were evaluated to create efficiencies within a single facility. More



## BEST FY2021-22 GRANT APPLICATION SUMMARIES

detail was added to the solutions and a more efficient conceptual plan was selected which still met all of the original program requirements. Concept C2 included in the 2021 grant application represents the diligent work of this team.

### How Urgent is this Project?

Our Jr/Sr High School students and staff spend hours every week in buildings constructed in the mid-'50s and mid-'60s without proper egress, site security, ADA accessibility, and fire safety. Daily exposure to asbestos, lead paint, failing and friable asbestos pipe insulation, window glazing compound, and deteriorating floor tile present immediate and unreasonable hazards. The National Center on Safe Supportive Learning Environments states that "If schools want students to succeed academically (and in life), the conditions of learning must reflect that goal . . . when schools and districts effectively focus on creating a safe, healthy, and supportive environment, students are more likely to engage in the curriculum, achieve academically, and develop positive relationships."

The Deferred Maintenance Assessment conducted in Fall 2018 as a part of the district master planning process, identified nearly \$8.5M in district-wide costs for items (fire safety, ADA non-compliance, electrical, HVAC, etc.) that have failed, will fail within the next year or are not in code compliance. These costs will rise to over \$10M within 3 years. The assessment also identified \$6.4M in Deferred Maintenance costs related to items that have not yet failed but should be replaced in the next 5 years. These costs will rise to \$7.9M within four years. Given this information, it is clear that the need for improvements is immediate and given the projected cost of deferred maintenance with inflation, securing a BEST grant now will contribute to less being spent in the long term. Any delay in securing funding and making these changes will perpetuate a cycle of falling further behind.

The CDE Auditors report which was conducted in July 2019 calculated the Jr/Sr High School site-wide FCI at .52 and the Jr/Sr High School FCI at .63. This places the overall site well into the critical category of the FCI rating system. Anything over .30 is considered "Critical". Considering the cost of deferred maintenance above and based on the systems identified as failing in the CDE Auditors report, this FCI will continue to rise at an increasingly drastic rate. The estimated asbestos abatement expenses, which are not included in the FCI calculations, will exceed \$2M.

In November 2019, the community passed a bond in the amount of \$4.9M to contribute towards a campus consolidation project made possible through a BEST Grant. Any other use of these funds would need additional voter approval. We are imploring BEST for further financial support because using the \$4.9M of local funds alone will barely address enough critical issues to keep the school afloat.

The well-being and growth of students is paramount to the teachers, staff, and FSD community. The students of FSD work hard and thrive no matter the environment, but we want students to reach their full potential because of their safe, healthy, and modern environment, not in spite of deficiencies in these areas.

The unfortunate reality of our existing conditions presents a high probability of a tragedy. The district's dangerously close proximity to a state highway and the lack of an easy way to secure district facilities, provide vulnerabilities to outside threats or vehicular related fatality that would devastate the Fowler community. We hope this day will never come, but we don't want to leave the safety of our students, staff, and teachers to chance. Addressing the multitude of facility deficiencies outlined above is, in itself, urgent, however, when contextualized with the district's undeniable safety, security and health concerns, our need is absolutely critical. 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 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 \$200,244 as of June 30, 2020. Fowler School District R4J will allocate annually to a separate capital reserve account based on an as-needed basis for the Capital

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

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 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, Fowler School District R4J is confident that we can financially support the maintenance and capital replacement plan.

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 will also have a new roof.
- \* Air Handlers have a 25-year life span for a total cost of \$65,000 and an annual cost of \$2,600.
- \* VAV's have a 20-year life span for a total cost of \$25,000 and an annual cost of \$1,250.
- \* Miscellaneous Plumbing has a 25-year life span for a total cost of \$20,000 and an annual cost of \$700.
- \* Light Fixtures have a 15-year life span for a total cost of \$20,000 and an annual cost of \$1,500.
- \* Painting has a 10-year life span for a total cost of \$8,000 and an annual cost of \$1,000.
- \* Flooring has a 15-year life span for a total cost of \$150,000 and an annual cost of \$10,000.
- \* Landscaping/irrigation has a 20-year life span for a total cost of \$5,000 and an annual cost of \$250.
- \* Hardscapes have a 25-year life span for a total cost of \$20,000 and an annual cost of \$800.
- \* Joint Sealant/weatherstrip has a 10- year life span for a total cost of \$3,000 and an annual cost of \$300.
- \* Smartboards/projectors have a 10-year life span for a total cost of \$78,000 and an annual cost of \$3,000.
- \* Low Voltage Cabling/Equip has a 20-year life span for a total cost of \$35,000 and an annual cost of \$1,500.
- \* Doors and hardware have a 30-year life span for a total cost of \$10,000 and an annual cost of \$1,000.
- \* Windows/Glazing have a 30-year life span for a total cost of \$30,000 and an annual cost of \$1,000.
- \* Window Treatments have a 10-year life span for a total cost of \$15,000 and an annual cost of \$1,500.
- \* Fire Sprinklers have a 50-year life span for a total cost of \$70,000 and an annual cost of \$1,500.

The total costs of all the above systems and components are \$1,254,000 and annual costs totaling \$54,560.

Based on our analysis, Fowler School District R4J feels setting aside these amounts is more than adequate to have funds available when replacement is necessary, without taking into account the idea that rehabilitation 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.

**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 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 (18 years old)
- \* Fowler Junior/Senior High School: various years between 1954 and 1975
  - Main Educational Building: 1954 (67 years old) the east wing of the Jr/Sr High School building
  - Additional Educational Building: 1964 (57 years old) the west wing of the Jr/Sr High School building
  - 'C-Building': 1964 (57 years old) Industrial Arts, Visual Arts, Music/Band, Wrestling
  - Ag Shop/Bus Shop Building: 1971 (20 years old) Ag Education, Bus Shop, Maintenance
  - Gymnasium, includes a stage: 1975 (46 years old) Physical Education, Competitive Athletics, and Public performances (graduation, concerts, etc.)

**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 years, FSD has had a limited budget based on a PPR that is significantly lower than the state average. The limited

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

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 for facility repairs and maintenance.

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.

### 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. (This allows for a reduction in our Grant Budget from 2019)
- \* 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 the science lab; \$7,000 materials cost from local funds and 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

- \* Expanded surveillance camera systems of FJHS/FHS \$4,275
- \* Installed new surveillance camera systems at FES, FHS Gym, FHS Ag Shop \$19,397
- \* Moved FHS Secretary's office near the main entrance to FHS \$6,289
- \* Installed 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

### Fall 2016 and earlier

- \* Replaced tartan floor at FHS (Original 1975) \$125,941

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

- \* 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?**

FSD has sought diligently to utilize local sources, in-kind donations and assistance from our county commissioners, and from the assistance of local businesses and parents to avoid asking the state for grant funding to provide a new facility or major renovations for many years. Indeed, the assistance requested now is an absolute necessity, rather than a want. The fact that for 66 years the district has held together a facility that is debatably marginal from the first year is a testament to the FSD and community's willingness to address school needs.

During this current school year, FSD has engaged in a partnership with Black Hills Energy and ROI Energy to complete an LED retrofitting of our campus-wide lighting. This project was a combination of local funds, industry credits, and incentives that do not have any limitations or require any type of payback if we receive a BEST grant.

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. The constituents of Fowler School District R4J have financially backed the district in its endeavors. However, this project will not be possible without the Fowler School District R4J being awarded a BEST grant due to the statutory limitations of bonded debt.

Fowler School District R4J has been aggressive 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 of 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.

### **How do you budget annually to address capital outlay needs in your district/charter? Include \$/FTE for the prior fiscal year:**

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 20/21 Revised budget, \$239,785 is budgeted for Purchased Services and Supplies. This translates into \$651.59 per pupil. The FSD 20-21 Revised budget has \$232,279 allocated for Salaries and Benefits. This translates to \$631.19 per pupil.

As of June 30, 2020, the Capital Reserve Fund has a balance of \$200,244. 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?**

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

Since the majority of this project is replacing our current Fowler Junior/Senior High School with a new addition at the Elementary School, those existing utilities will be upgraded and relevant credits for loads that are transferred to the Elementary school will be applied. Costs have been included in the Grant to cover the service upgrades and transfers for natural gas, electricity, water, sewer, waste removal and internet. It is estimated that there will be some savings in electricity and natural gas usage due to the fact of having a more efficient building. It is uncertain what the amount of savings would be at this time without the detailed analysis that occurs during the design process. The remaining buildings (Elementary School, Ag Ed Building, and Gymnasium) utilities are estimated to remain at current levels.

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

The existing Junior/Senior High School building and C Building will be demolished after the addition is completed. The existing Ag Education/Bus Shop building, High School Gym, and all other athletic facilities will remain in place. No demolition of facilities will begin until student use has ended to allow uninterrupted educational services for all district students throughout the duration of the process. The Ag Education building will be converted to non-student use. Drainage and site reclamation improvements will follow.

The cost for demolition, including asbestos abatement, is budgeted at \$2,185,303. The reclamation portion (sod, drainage, fencing, etc.) is expected to be approximately \$200,000.

Communication from History Colorado will require us to document the existing structure prior to demolition. We will take photos, preserve plans as available, and provide any other pertinent documentation to preserve the architectural significance of the buildings.

<b>Current Grant Request:</b>	\$31,958,947.38	<b>CDE Minimum Match %:</b>	35.00
<b>Current Applicant Match:</b>	\$4,902,583.62	<b>Actual Match % Provided:</b>	13.3
<b>Current Project Request:</b>	\$36,861,531.00	<b>Is a Waiver Letter Required?</b>	Yes
<b>Previous Grant Awards:</b>	0	<b>Contingent on a 2021 Bond?</b>	No
<b>Previous Matches:</b>	0	<b>Source of Match:</b>	
<b>Future Grant Requests:</b>	0	The \$4,900,000 will come from a bond PASSED in November 2019. The additional \$2,583.62 would come from the District's Capital Reserve Fund.	
<b>Total of All Phases:</b>	\$36,861,531.00	<b>Escalation %:</b>	6
<b>Affected Sq Ft:</b>	71,000	<b>Construction Contingency %:</b>	6
<b>Affected Pupils:</b>	368	<b>Owner Contingency %:</b>	5
<b>Cost Per Sq Ft:</b>	\$519.18	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$88.06	<b>Adverse Historical Effect?</b>	Yes
<b>Hard Costs Per Sq Ft:</b>	\$432.12	<b>Does this Qualify for HPCP?</b>	Yes
<b>Cost Per Pupil:</b>	\$100,167	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	301	<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>	370	<b>Bonded Debt Approved:</b>	\$4,900,000
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## BEST FY2021-22 GRANT APPLICATION SUMMARIES

<b>Assessed Valuation:</b> \$26,328,246 Statewide Median: \$108,716,681	<b>Year(s) Bond Approved:</b> 19
<b>PPAV:</b> \$71,254 Statewide Median: \$173,681	<b>Bonded Debt Failed:</b>
<b>Unreserved Gen Fund 19-20:</b> \$1,386,751 Statewide Median: \$2,880,535	<b>Year(s) Bond Failed:</b>
<b>Median Household Income:</b> \$43,924 Statewide Avg: \$59,201	<b>Outstanding Bonded Debt:</b> \$5,450,000
<b>Free Reduced Lunch %:</b> 49.00% Statewide Avg: 47.28%	<b>Total Bond Capacity:</b> \$5,265,649 Statewide Median: \$21,743,336
<b>Existing Bond Mill Levy:</b> 0 Statewide Avg: 6.7	<b>Bond Capacity Remaining:</b> (\$184,351) Statewide Median: \$13,529,004
<b>3yr Avg OMFAC/Pupil:</b> \$1,621.97 Applicants Median: \$2,359	

## 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.

In November 2019, we successfully passed a \$4.9 Million bond for matching funds for a BEST Grant. Our 2020 BEST application was not funded, and subsequently, our current bonded indebtedness has decreased and our property values increased. These two items have created a gap between our current bonded indebtedness limit (\$5,265,823.40) and our available funds (\$4.9 Million). We are asking for a waiver of the difference (\$365,823). This waiver would allow us to avoid returning to the voters for another bond or reducing our General Fund by over 25%.

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

*\*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: \$71,253.71

Weighted Rank: .56% of 5% 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: \$43,924.00

Weighted Rank: 2.95 % of 15% 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: 49

Weighted Rank: 8.76% of 20% 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:1

Adjustment: -1 % (-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:

Weighted Rank: % of 20% max

Our General Operating Mills are set at 27.0 annually (the maximum allowed). Our SUCCESSFUL November 19 Bond of \$4.9Million will require another 14 to 15 Mills annually. Upon receipt of a BEST Grant and issuance of our bonds, our taxpayers will be at 41 to 42 Mills for our school district – I do not know of many districts across the state that are at that level locally.

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

Applicant’s Remaining Bond Capacity: (\$184,351)

Weighted Rank:.56 % of 20% max

Our SUCCESSFUL November 2019 bond was based on our available bonding capacity and property values at the time. Our BEST application was not funded in May 2020, and since then, our property values have increased slightly and our current bonded indebtedness has decreased as we made our December 2019 and December 2020 bond payments for our Elementary School construction from 2003. We have one final payment to make in December 2021 (and have the funds in reserve in our Bond Fund).

G. The school district's unreserved fund balance as it relates to their overall budget.

District’s Unreserved General Fund: \$1,386,751.00

Weighted Rank: 3.48% of 20% max



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 of this project. 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 made inquiries to other granting organizations, with enthusiastic replies, but answers of 'call back when you have funds'. We are stuck in a tough spot with low bonding capacity (\$4.9M was our MAXIMUM in November 2019) and property values, but high repair/replacement costs. 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?

CDE Minimum Match Percentage:

2021 Statutory Limit 13.897%

Division of Capital Construction

District Statutory Limit Waiver for BEST Grant

A partial / full (circle one) district match reduction is requested due to:

*22-43.7-109(10) (a) C.R.S. A school district shall not be required to provide any amount of matching moneys in excess of the difference between the school district's limit of bonded indebtedness, as calculated pursuant to section 22-42-104, and the total amount of outstanding bonded indebtedness already incurred by the school district.*

A. Applicant required minimum match for this project based on CDE's minimum listed percent ( <i>Line items A * C from grant application cost summary</i> )	<u>\$ 12,901,535.84</u>
B. School District's certified FY2020/21 Assessed Value	<u>\$ 26,329,117.00</u>
C. District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. ( <i>Line B x 20%</i> ):	<u>\$ 5,265,823.40</u>
D. <b>Proposed match/new bonded indebtedness if the grant is awarded (Statutory Limit):</b>	<b><u>\$ 5,122,573.40</u></b>
E. Current outstanding bonded indebtedness:	<u>\$ 143,250.00</u>
F. Total bonded indebtedness if grant is awarded with a successful 2021 election (Line D+E). <i>This should be equal to Line C:</i>	<u>\$ 5,265,823.40</u>

**School District: Fowler School District**  
**Project: Elementary School Addition**  
**Date: February 5, 2021**

Signed by Superintendent:



Printed Name: Alfie Lotrich

Signed by School Board Officer:



Printed Name: Eric Larson, President

● **Facilities Impacted by this Grant Application** ●

**ROCKY FORD R-2 - PK8 Replacement - HS Addition/ Renovation - Jefferson Intermediate - 1954**

District:	Auditor - 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:	\$13,194,330
Condition Budget:	\$8,928,173
Total FCI:	0.68
Adequacy Index:	0.27



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,633,608	\$1,572,605	0.96
Equipment and Furnishings	\$101,451	\$126,814	1.25
Exterior Enclosure	\$1,494,144	\$732,659	0.49
Fire Protection	\$13,258	\$547,989	41.33
Furnishings	\$342,669	\$41,109	0.12
HVAC System	\$2,199,556	\$2,167,946	0.99
Interior Construction and Conveyance	\$2,577,175	\$2,367,455	0.92
Plumbing System	\$791,749	\$957,278	1.21
Site	\$1,831,927	\$931,097	0.51
Structure	\$2,208,792	\$17,936	0.01
<b>Overall - Total</b>	<b>\$13,194,330</b>	<b>\$9,462,888</b>	<b>0.72</b>

**ROCKY FORD R-2 - PK8 Replacement - HS Addition/ Renovation - Rocky Ford Jr/Sr HS - 1963**

District:	Auditor - Rocky Ford R-2
School Name:	Rocky Ford Jr/Sr HS
Address:	100 West Washington
City:	Rocky Ford
Gross Area (SF):	105,700
Number of Buildings:	3
Replacement Value:	\$27,150,634
Condition Budget:	\$19,808,074
Total FCI:	0.73
Adequacy Index:	0.19



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$3,555,373	\$3,123,468	0.88
Equipment and Furnishings	\$741,438	\$616,257	0.83
Exterior Enclosure	\$3,430,825	\$2,797,706	0.82
Fire Protection	\$16,146	\$1,182,142	73.22
Furnishings	\$1,186,638	\$43,001	0.04
HVAC System	\$4,826,427	\$5,113,934	1.06
Interior Construction and Conveyance	\$4,025,524	\$3,752,868	0.93
Plumbing System	\$1,750,112	\$1,564,067	0.89
Site	\$4,451,839	\$2,779,692	0.62
Structure	\$3,166,312	\$3,812	0.00
<b>Overall - Total</b>	<b>\$27,150,634</b>	<b>\$20,976,947</b>	<b>0.77</b>

● **Facilities Impacted by this Grant Application** ●

**ROCKY FORD R-2 - PK8 Replacement - HS Addition/ Renovation - Washington Primary - 1950**

District:	Auditor - 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:	\$8,449,153
Condition Budget:	\$6,140,942
Total FCI:	0.73
Adequacy Index:	0.24



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$992,876	\$1,164,947	1.17
Equipment and Furnishings	\$153,009	\$191,262	1.25
Exterior Enclosure	\$1,333,643	\$776,465	0.58
Fire Protection	\$12,056	\$315,165	26.14
HVAC System	\$1,461,052	\$971,410	0.66
Interior Construction and Conveyance	\$1,581,741	\$1,323,470	0.84
Plumbing System	\$406,394	\$333,946	0.82
Site	\$1,498,029	\$1,206,160	0.81
Special Construction	\$105,814	\$105,814	1.00
Structure	\$904,539	\$54,199	0.06
<b>Overall - Total</b>	<b>\$8,449,153</b>	<b>\$6,442,838</b>	<b>0.76</b>

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

**Applicant Name:** ROCKY FORD R-2

**County:** OTERO

**Project Title:** PK8 Replacement - HS Addition/ Renovation

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

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

**If Yes, please explain why:** Rocky Ford was an alternate for award in last years grant cycle. We understand that there is a great deal of need in the state and that these grants are highly competitive. From an analysis of last year's scores, it is apparent that the BEST board saw the need in Rocky Ford, as we were one point out of 585 away from being the first alternate, and seven points from being funded. Our needs continue to grow every year. In talking with CDE staff, it became clear that if the BEST grant funding had not been reduced due to the COVID pandemic budget impacts, Rocky Ford would have been above the funding line.

## 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 Information About the District / School, and Information About the Affected Facilities:

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 was 743 K-12 students in 2019. Enrollment numbers for the district peaked in the mid 1960s at over 2300 students. It has since declined, but has been holding steady for the last 20 years at around 800 students.

The district was placed on turnaround academic status around 2010 and a major improvement effort ensued. This is reflected in Rocky Ford's current vision statement, which voices Rocky Ford School District's dedication "To Ensure Individual Success and Learning of All Students, Within a Safe Environment." A renewed focus on academic programs resulted in a better standing with the state's accreditation system. The school district has been out of turnaround status for several years now and has earned a better accreditation score for each of the last nine years. The most recent state results have assigned the schools a Performance rating. The current focus of the district is on teaching math by helping students to link concepts and understand real-world applications, on ensuring student access to concurrent enrollment classes, and on providing access to vocational trades through the Agricultural Education Program.

The District operates three school buildings on two separate campuses, with the school district office located on a separate third site. The youngest students are served in two schools on a shared 12 acre lot: Washington Primary School serves grades K-2, Jefferson Intermediate School serves grades 3-6. Rocky Ford Jr./Sr. High School serves grades 7-12 on a 34 acre site. In total, the District owns and operates 185,340 square feet of academic and administrative space, approximately 229 square feet per student.

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

This Grant application will positively impact all 743 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:**

We have systemic health & safety concerns in all of our buildings and sites. As indicated by our high FCIs and deficiencies, we have some of the most significant facility challenges in the State. Of all the COP grant applications awarded last year, Rocky Ford had the highest FCI numbers.

CDE FCI numbers:

Washington Primary School .68

Jefferson Intermediate School .68

Rocky Ford Jr./ Sr. High .74

District wide our deficiencies have been priced by contractors in excess of \$80M.

This project will replace Washington and Jefferson schools with a PK-8 addition to our high school, resolving all issues at those two schools.

This project will resolve the major life safety / security concerns at the HS.

The remaining deficiencies at the HS will be resolved in coming years as capital improvement resources will be freed up from Washington and Jefferson. We have heard clearly from our community that our HS is the site and building of greatest value. Of all of the facilities, the HS has many needs, but the building has good bones and we are committed to the HS campus for the long term.

### **LIFE SAFETY**

Our basic life safety systems are either missing or woefully inadequate. Our fire alarm systems do not provide coverage as required by code. We have minimal initiation and notification devices in the corridors and classrooms. Our consultants have indicated that it is a high priority for us to replace the entire system. We do not have fire sprinkler systems in any of the schools.

We lack the ability to communicate effectively within and outside of all our buildings, a major concern during emergencies. Our phone systems, which also function as our PA and paging system, are far beyond useful life and function intermittently. We have difficulty communicating to staff and students during lock-downs, events and emergencies.

At Washington, a fire alarm drill was conducted recently and it was discovered that a staff member remained in the work room because she could not hear the alarm or any of the announcements. The class in the music room could not hear the announcements either. Neither of these locations has ever had a connection to the announcement system or a speaker connected to the fire alarm system.

At Jefferson, we had an arson fire over a Thanksgiving break, the alarm system was not triggered and the fire department was not alerted to the emergency.

Another concern is the elevator/ lift at Jefferson, and the potential for someone to fall into the open shaft. It can only be accessed through classrooms on both floors, which is disruptive to the instruction taking place in those rooms. It is more of a lift than an elevator, with a standard door to open and close. When a person opens the door, the shaft is completely accessible and open, which is dangerous as someone could easily fall down the open shaft. It functions intermittently. Recently, a teacher was riding the elevator due to a health issue and was stuck between floors. Two years ago, a student had a seizure and emergency medical personnel were called. The elevator was not working, so the EMS crew had to carry the student down a flight of stairs on a backboard to get her to the ambulance to take her to the hospital.

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

## SECURITY

Generally, our schools are not secured and we lack the ability to monitor and control who is coming in. All buildings have multiple doors, with minimal access control or monitoring. We do not have secure entrance vestibules at any of the schools. The main offices are near the front entries, but once a visitor has entered the front door, they have complete access.

In October of 2018, a staff member received threats on her life from her husband. He said he was going to find her at work and kill her. Because she works in all three of the buildings in the school district, all schools had to be secured. Due to the inability to secure the entrances at the buildings, officers from the local police department and the Sheriff's department had to be posted at the front of the schools.

At Jefferson, another constant concern is with the easy access to the roof. Vandals can access the roof of the building and have started fires on the roof while causing other damage.

## HVAC SYSTEMS

All of our buildings are heated and cooled with a patchwork of systems that struggle to provide appropriate temperatures and healthy air quality. They lack centralized control, and many areas can only be adjusted by manually opening and closing valves. All buildings have single pane windows and minimal insulation in walls and roof, making controlling temperatures even more challenging. The majority of HVAC system components are beyond life expectancy, many by two or three fold. Strong odors are common throughout the schools, and during winter months student illnesses increase dramatically. It is generally believed the poor indoor air quality contributes to this. We recently worked with engineers to measure the CO2 levels in both Washington and Jefferson. Average occupied levels were 1324ppm at Washington and 1938ppm at Jefferson. Levels above 1000ppm begin to cause drowsiness and fatigue in students, all rooms measured showed levels above 1000ppm when occupied.

At Washington, some classrooms are significantly too hot and some are too cold. Twice in the last 20 years, the boiler failed and school had to be canceled while it was replaced the first time and repaired the second time. The last failure occurred in 2016/17 and classes were canceled for four days. When classes resumed, the boiler was still being repaired and a temporary solution had to be utilized. To provide temporary heat, external gas heaters were rented and hot air was blown into the building through hoses that were connected to plywood barriers that were cut precisely enough to allow the hot air to come in while trying to block the gas fumes from the external heaters. The smell of gas permeated the building.

At Jefferson, in some rooms we reach temperatures up to 80 degrees in the winter, even though the heat has been "shut off". These classrooms had the valves to the radiators sealed shut as a solution to stop the heat, but we still have to leave the windows open to cool them down. Conversely, the music room has had no heat in the room for 2 years, and the class has been displaced numerous times. The school district has tried multiple solutions which have all failed.

## PLUMBING

We have many sanitary line issues at both Washington and Jefferson. At least once a school year, we have a backup of the sewer system and the City has to determine if it is a school district issue or a City issue. We recently hired a professional to scope the lines at Washington. His report indicates areas where the camera could not pass through, clay lines with significant root intrusions and blockage, separations in segments of the lines, cast iron lines that are heavily pinholed, corroded and the presence of root intrusions. The report also describes cracked areas with pieces of cast iron laying freely in the line. It is a regular occurrence to close down access to bathroom facilities while repairs are being conducted.

At Jefferson, the water main and distribution lines are original to the building (1954), and so is the sanitary system. We have a sewage ejector pump in the basement that is old and needs constant upkeep. When it fails, the basement area floods. We also have several leaks from water pipes and roof drain pipes, with the most notable leaks in the admin area and the basement area. All of these are happening through asbestos materials and costs associated with abatement have made repairs prohibitive.

Several years ago, a water line leading to a hallway fountain burst and water ran all weekend, flooding the hallways on both floors. Due to asbestos in the floor tiles that started coming up, plastic was used to line the floors for the remainder of the school year until the asbestos abatement was conducted and new flooring was installed over the summer. Custodians are assigned shifts to "walk" buildings during breaks so that leaks are caught quickly.

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

Nearly all fixtures are original to the buildings, thus far beyond useful life expectancy and due for replacement.

### ELECTRICAL

Our electrical service mains have been updated in Washington and Jefferson, but nearly all wiring and panels downstream from the mains are original to the buildings and beyond useful life. Circuits are undersized for our equipment and breakers often trip. As an example, at Jefferson, refrigerators and freezers currently sit out in the cafeteria area of the school and not in the kitchen itself. The appliances could not be installed inside the kitchen because the electric system could not handle the demand.

### ROOFING

We have hired a third party roofing consultant to assess all of our roofs. All were deemed “fair” or “poor” and in need of significant improvements to prevent further damage to the roof and building below. All roof warranties have expired. All three have significant ponding, frequent leaks, and require regular ongoing patching.

### BUILDING ENVELOPE

At both Washington and Jefferson, we struggle with preventing water from entering the building at windows and metal panel systems. These systems are single pane, uninsulated, and original to the buildings. Our maintenance staff spends much of their time sealing up gaps and attempting to secure down failing panels.

Our walls and roofs are poorly insulated, if insulated at all, as building codes were much different when they were constructed. The poor insulation makes heating and cooling difficult and energy intensive.

Poor site drainage has led to water infiltration multiple times. In 2017, Washington had water backing up into the basement where the boiler is located for the heating system. The investigation uncovered a problem that resulted from work that the City had conducted on the storm drains near the school. Because of that work, Washington is now in a flood plain. Any precipitation results in the playground being flooded.

### SITE SAFETY

Twice a day, we struggle to keep students safe at our constrained shared site for Washington and Jefferson. Our planning consultants report that this situation is one of the most dangerous they have seen. Parent, staff, bus, pedestrian traffic, and building services all commingle along 11th Street. This street is simultaneously a city street, a parking lot, a parent drop off zone, a bus drop off zone and the access for emergency vehicles and our receiving area, all at the same time! We do our best with traffic cones, crossing guards, and parent training, to minimize risk. Despite our efforts, students are still weaving in and out of traffic lanes and queuing lines to get to/ from the building entrance. Of all of our site challenges this is the most concerning as we struggle with it twice a day every day. We cannot begin to count the number of near misses.

Students and teachers walk outside to get to and from our modular buildings. This is a concern as we do not have card readers or electronic hardware on any of these doors. At the high school, several of our classrooms can only be accessed by walking outside. In all these cases, we have no exterior notification systems in the event of an emergency and students and staff may be locked out during lockdowns.

### HAZARDOUS MATERIALS

Both buildings have an extensive amount of asbestos containing materials including floor tile and mastic throughout, acoustic ceilings in hallways, pipe insulation & fittings, window caulking, window transit panels, wiring insulation, science room bench tops and more.

As described above, several areas with identified ACMs have been damaged by adjacent failing systems. Presence of these ACMs have made repairs of adjacent building systems challenging.

### **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.



## BEST FY2021-22 GRANT APPLICATION SUMMARIES

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:**

This project will replace Washington and Jefferson schools with a PK-8 addition to our high school, in effect creating a single PK-12 school and moving us from operating 3 schools to one. This will resolve all deficiencies in our elementary schools.

District wide our deficiencies have been priced by contractors in excess of \$80M.

This project will replace Washington and Jefferson schools with a PK-8 addition to our high school, resolving all issues at those two schools.

This project will resolve the major life safety / security concerns at the HS.

The remaining deficiencies at the HS will be resolved in coming years as capital improvement resources will be freed up from Washington and Jefferson.

We recognize that the HS has many needs, but the building has good bones and we are committed to the HS campus for the long term. We have heard clearly from our community that our HS is the site and building of greatest value.

Through the master planning process, we developed a facilities plan to address our health and safety concerns, security needs, and overcome our deficiencies by bringing all 743 students together on our 34 acre high school site. An overview of our master planning process is described in the due diligence section. The proposed scope that this grant request will support is as follows:

- Construct an addition to the Jr/ Sr. High School to accommodate grades PK-8, therefore consolidating all of our students on the 34 acre high school site.
- Create two separate entrances, one for PK-8, and one for high school. This combined facility will have several improved or new shared resources for all PK-12 students, including cafeteria, kitchen, music, and art
- Expand our existing Jr/ Sr. High School cafeteria and kitchen as required to accommodate an increased student population.
- Renovate to create a new secure entrance for the high school.
- Make high priority life safety improvements to the high school including new fire alarm, PA system, and phone system.
- Demolish Washington and Jefferson schools, clear and reseed the site

### **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. We were an alternate for funding. We ran a bond election in November to secure our matching funds and were very disappointed that it did not pass.

We have since 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. We understand that 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 FY2021-22 GRANT APPLICATION SUMMARIES

After investigating why the election failed, the District remains committed to this plan and intends to continue educating the community about the facilities challenges we face and the opportunities we have available to us.

### 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 Melondome
- 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?

Every Friday, the BOE gets a report from the superintendent listing all capital repairs and maintenance items that came up that week. Board members report dreading opening the report, for it has become clear to all of us that we are absolutely inundated with facilities challenges. We are now in a situation where trying to keep the issues at bay is drawing significant dollars away from academic programming and staff compensation.

If this grant is not awarded, the District will have to continue to repair/replace systems and components ranked by priority, as they continue to fail, and then we likely will apply for your assistance with this goal again next year. It is hard to anticipate which of the expired systems will fail next, and with limited funds it is not possible to tackle any of the major concerns completely. We currently rely on facilities staff to minimize interruptions to school operations. Their hard work and diligence has prevented any serious injuries to date, but interruptions happen, and we live with risk everyday.

**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

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

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 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

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

than \$5,000 each and therefore were not considered capital projects.

2014-2015:

Replaced all of the air conditioning units at Jefferson Intermediate  
Upgraded technology in the student computer labs across the district  
Total amount spent on capital projects and repairs: \$212,772.95

2015-2016:

Replaced the bleachers in the HS gym  
Replaced the flooring and purchased new tables for the HS cafeteria  
Renovated select bathrooms at the HS  
Renovated select bathrooms at Jefferson Intermediate  
Renovated select bathrooms at Washington Primary  
Total amount spent on capital projects and repairs: \$274,967.91

2016-2017:

Replaced the flooring in select classrooms at the HS  
Renovated select bathrooms at the HS  
Replaced the flooring in select classrooms at Jefferson Intermediate  
Renovated select bathrooms at Jefferson Intermediate  
Replaced the flooring in select classrooms at Washington Primary I  
Renovated select bathrooms at Washington Primary  
Repaired a cement walkway outside of Washington Primary  
Total amount spent on capital projects and repairs: \$201,984.29

2017-2018:

Replaced cement walkways outside of Washington Primary  
Replaced the lighting in the Jefferson gym with LED  
Total amount spent on capital projects and repairs: \$141,871.54

2018-2019:

Replaced the lighting in the HS gym with LED  
Installed new exterior lights for the outdoor athletic facility at the HS  
Total amount spent on capital projects and repairs: \$179,390.24

2019-2020:

Made an additional payment on the new exterior lights for the outdoor athletic facility at the HS  
Made ADA improvements to the Ag Shop and the locker rooms at the HS  
Replaced select exterior doors across the district  
Replaced the reserve tank for the boiler at Jefferson Intermediate  
Improved the outdoor grass play area at Jefferson Intermediate  
Replaced the gym lights at Washington Primary with LED  
Replaced the carpet at the district office  
Total amount spent so far on capital projects and repairs: \$258,683.87

2020-2021:

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: \$24,610

Upgraded many areas to LED lighting: \$24,907

Purchased three air purifiers for music rooms at Washington, Jefferson, and the HS: \$4,500

Replaced the air conditioning unit in the music room at Jefferson: \$8,126

The 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.

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

- 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 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 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? Include \$/FTE for the prior fiscal year:**

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.

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

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 over-heating 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.

<b>Current Grant Request:</b>	\$39,867,054.16	<b>CDE Minimum Match %:</b>	38.00
<b>Current Applicant Match:</b>	\$7,628,804.00	<b>Actual Match % Provided:</b>	16.06204056
<b>Current Project Request:</b>	\$47,495,858.16	<b>Is a Waiver Letter Required?</b>	Statutory
<b>Previous Grant Awards:</b>	0	<b>Contingent on a 2021 Bond?</b>	Yes
<b>Previous Matches:</b>	0	<b>Source of Match:</b>	
<b>Future Grant Requests:</b>	0		Bond
<b>Total of All Phases:</b>	\$47,495,858.16	<b>Escalation %:</b>	5
<b>Affected Sq Ft:</b>	94,608	<b>Construction Contingency %:</b>	3
<b>Affected Pupils:</b>	719	<b>Owner Contingency %:</b>	6
<b>Cost Per Sq Ft:</b>	\$502.03	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$84.23	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$417.80	<b>Does this Qualify for HPCP?</b>	Yes
<b>Cost Per Pupil:</b>	\$66,058	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	258	<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>	715	<b>Bonded Debt Approved:</b>	
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## BEST FY2021-22 GRANT APPLICATION SUMMARIES

<b>Assessed Valuation:</b> \$38,144,020 Statewide Median: \$108,716,681	<b>Year(s) Bond Approved:</b>
<b>PPAV:</b> \$53,386 Statewide Median: \$173,681	<b>Bonded Debt Failed:</b> \$12,000,000
<b>Unreserved Gen Fund 19-20:</b> \$3,025,493 Statewide Median: \$2,880,535	<b>Year(s) Bond Failed:</b> 16,20
<b>Median Household Income:</b> \$33,000 Statewide Avg: \$59,201	<b>Outstanding Bonded Debt:</b> \$0
<b>Free Reduced Lunch %:</b> 74.70% Statewide Avg: 47.28%	<b>Total Bond Capacity:</b> \$7,628,804 Statewide Median: \$21,743,336
<b>Existing Bond Mill Levy:</b> 0 Statewide Avg: 6.7	<b>Bond Capacity Remaining:</b> \$7,628,804 Statewide Median: \$13,529,004
<b>3yr Avg OMFAC/Pupil:</b> \$2,787.90 Applicants Median: \$2,359	



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>\$18,048,426</u>
B. School District's certified FY2020/21 Assessed Value	<u>\$38,144,020</u>
C. District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. (Line B x 20%):	<u>\$7,628,804</u>
D. <b>Proposed match/new bonded indebtedness if the grant is awarded (Statutory Limit):</b>	<b><u>\$7,628,804</u></b>
E. Current outstanding bonded indebtedness:	<u>\$0</u>
F. Total bonded indebtedness if grant is awarded with a successful 2021 election (Line D+E). This should be equal to Line C:	<u>\$7,628,804</u>

**School District:** Rocky Ford School District R2

**Project:** PK-8 School Replacement

**Date:** February 3, 2021

Signed by Superintendent: 

Printed Name: Kermit Snyder

Signed by School Board Officer: 

Printed Name: Darren Garcia

Title: Board President





300 South Main Street, Rocky Ford, CO 81067 Phone 719-254-3322, Fax 719-254-7416

Date: 02/15/2020

From: Ray Gonzales –Fire Chief  
300 South Main Street  
Rocky Ford, CO 81067  
719-254-3322 Work  
719-250-7851 Cell

To: BEST Grant Review Committee

RE: Rocky Ford School District Facility improvement Project

The Rocky Ford Fire Department would like to reach out and express our full support for the Rocky Ford School District's Facility Improvement Project. This project has implemented combining the elementary schools, and the high school into a centralized location. For our line of work this simplifies our knowledge, skills and abilities and have one location to provide life safety to our students. The completion of this project will provide enhanced state of the art fire alarm alert and suppression systems. The current fire alert systems in the elementary schools, although functional, are outdated and are easily over 20 years old. As the current buildings continue to age, so does it's ability to notify and protect its students and staff creating an unsafe environment reducing our abilities to provide the highest standard of public safety.

The current layout of Washington Elementary, and Jefferson Intermediate schools presents a challenge to our agency due to limited staging of equipment only being allowed at the front and limited access to the sides of the buildings. Currently we don't have the ability to strategically place our apparatus in the back sides of these buildings reducing our ability to stabilize an incident and protect life and property if such need arises. With the new Facility Improvement Project, we will have improved abilities to strategically place our apparatus thus reducing damage to property and improving lifesaving operations from any incident that presents itself.

Our jobs as public safety persons are to mitigate challenges and potential incidents through innovative progressive approaches to solutions. This project will provide the needed progressive approaches and innovative safety and security solutions for our students and staff alike. This is done through an improved approach to incident management at a centralized location allowing our responders the ability to improve operational objectives and standard response protocols especially with accountability of staff and students. When the need arises to evacuate students and have a specific location that is simplified for parents during reunification. This project will allow for state-of-the-art response and security systems that will provide the highest standard of school security and

safety to the staff, students, law enforcement, parents, and first responders. The Rocky Ford Public Safety Departments are dedicated to the safety and security of it's students and we support and commend the Rocky Ford School District RE2 for taking giant steps to seek funds to mitigate challenges they are facing with aging buildings, aging school infrastructures, and weak security and safety technology. With the funds they are seeking will allow them to meet these challenges and provide the highest standard of safety and security infrastructure in the state.

Thank you for your time and we hope you will consider the Rocky Ford School District RE2 for funding.

Sincerely,

Ray Gonzales-Fire Chief



## CITY OF ROCKY FORD

203 South Main \*Rocky Ford, CO 81067\* (719) 254-7414 \* (719) 254-7416

January 27, 2021

Kermit M. Snyder, Ed.D.  
Superintendent  
Rocky Ford School District  
601 S 8th St  
Rocky Ford, CO 81067

Dear Mr. Snyder:

I am writing in support of the Rocky Ford School District's application to apply for financial help through the BEST Grant. The project supports our goals of improving the City of Rocky Ford, economically, physically, and socially to make it more attractive for people to want to come and live here.

The economic downturn has hit Rocky Ford and the Arkansas Valley hard. The Closing of major sources of long-term employment has increased the unemployment rates as well as causing many families to move out of town. Many displaced workers are struggling to adapt to the 21<sup>st</sup> century job market, in which computer skills and technological literacy are critical success factors. Farmers and Ranchers had to sell farm land due to the drought a few years ago. High school kids are going out of town for college because there are no job opportunities here. These issues have caused school districts to consolidate their elementary, junior high and high schools. The Districts are unable to fund multiple sites.

The Rocky Ford School District as many other school districts are needing to bring all grades under one site to help financially. Many schools were used to having classes with 30-40 kids and now we are struggling to get classes with 20-30 kids. This consolidation of schools and classrooms not only helps the schools financially, but also will help the City. It will be more convenient for us to offer water, sewer, and trash at one facility instead of 2 or 3, this saving money for the school. Having the children at the same site will increase the safety of our children, this will help with crisis management. Our emergency personnel will be able to serve the school better with one site if ever a crisis arose. The City of Rocky Ford is in support of any Rocky Ford School functions as well as anything that helps keep the kids safe and makes the most sense financially. Since I have become City Manager I feel that we have strengthened our relationship with the schools and we are willing to help in everything they will allow us to be a part of. I look forward to the school district making these great changes and helping to make Rocky Ford a stronger community.

Sincerely,

Shannon Wallace  
City Manager  
719-254-7414



## CITY OF ROCKY FORD POLICE DEPARTMENT

203 South 9th • Rocky Ford, Colorado 81067  
(719)254-3344 • (719)254-3345 • Fax (719) 254-6324



To whom it may concern,

Rocky Ford Police Department takes pride with its working relationships with all the schools and administration in our community. We work diligently to ensure the safety and well-being of the students and staff of the Rocky Ford School District. Let this letter serve as support of the proposed plans for the school district.

There are several concerns regarding the students walking to and from classrooms via the courtyard at the Rocky Ford High School. One of the concerns is the issue of students coming and going thru doors, 13 sets of doors, all of which are not always monitored either due to the lack of cameras and or lack of staff. This could possibly be an entry point for any unwanted person or persons in our school. This could also be a point of entry for any unwanted or dangerous packages into the schools without properly being vetted or supervised. Another concern is the Mother Nature. As we know in this great state of Colorado, especially on the high desert plains where we live, the weather changes without a moment's notice. The coming and going to classes and from classrooms or to get from one side of the building to another exposes our students and staff to the potential hazardous elements.

The consolidation of students and staff of the Rocky Ford School District onto one campus will allow the administration to restructure the location of classrooms at each level of learning while keeping the younger students from intermingling with the older students. Doing so will help minimize these risks previously mentioned. A centralized campus will help minimize the need for different emergency, evacuation and reunification plans for each different location of students and staff throughout our city.

The Rocky Ford Police Department is a small 8-person department including myself with a limited budget. With a centralized campus this will potentially be an opportunity for the appointment of a School Resource Officer (SRO). With the safety and well being of our students and staff on the forefront of administrator's minds, an SRO will have immediate access to their safety.

The Rocky Ford Police Department and the R2 School District have an excellent working relationship. With the proposed changes, if a grant is approved and plans move forward will strengthen the efforts of both entities. Thank you for your consideration.

Respectfully,

Angelo Griego III  
City of Rocky Ford Chief of Police

State Representative  
BRI BUENTELLO  
Colorado State Capitol  
200 East Colfax Avenue, Room 307  
Denver, CO 80203  
Office: 303-866-2995  
briauna.buentello.house@state.co.us



Vice-Chair,  
Education Committee  
Member,  
Public Affairs & Agriculture  
Committee

**COLORADO**  
**HOUSE OF REPRESENTATIVES**

STATE CAPITOL  
DENVER  
80203

Colorado Dept. of Education  
Capital Construction Assistance Board  
201 East Colfax Ave.  
Denver, CO 80203

Dear Capital Construction Assistance Board and the Colorado Department of Education:

Today, I am writing in support of the Rocky Ford School District's application for the Building Excellent Schools Today Grant. The District plans to use this grant to fund renovations for Washington Primary School, Jefferson Intermediate School, and the Junior Senior High School.

According to the facility assessment conducted by the Colorado Department of Education, Washington has a Facility Condition Index score of 0.78, and Jefferson with a score of 0.63. The Rocky Ford School District expects the results from a facility assessment for the Junior Senior High School soon. As compared to other Colorado school buildings, these scores are fairly high and indicate how necessary these renovations are. Though these schools have served their community well, they are not updated to accommodate the needs of twenty-first century education.

Notably, security and infrastructure updates. These three schools are well over 50 years old. They have an overabundant number of entrances, poorly located offices, and lack security vestibules. Rocky Ford's schools were not built with modern security threats in mind. The safety of students should be our highest priority. Colorado's youth deserve a stable, secure environment to learn. Another aspect that is crucial for creating this environment is infrastructural renovations. These three schools require improvements with heating and air, ventilation, sewer and water, roofing, and electrical needs.

All of these upgrades are costly. Just the cost of Junior Senior High School's roof replacement alone would use all of Rocky Ford's reserve intended for facility improvements for the entire district. The Rocky Ford School District has already taken steps to create a master plan for facility improvements. Whether they decide to renovate current facilities or demolish them, the BEST grant would significantly alleviate the heavy financial burden of these updates.

Public education in Colorado is in need of drastic improvement; schools who demonstrate their dedication to their students, as Rocky Ford has, must expand their capacity to serve those students. This is why I implore you to accept Rocky Ford's BEST Grant application. In being awarded this grant, the Rocky Ford School District will undoubtedly broaden its ability to provide students with knowledge and opportunities. I unequivocally support Rocky Ford's application for the BEST Grant. Please feel free to reach out to me at any time with any questions you may have.

Sincerely,

A handwritten signature in black ink, appearing to read "Bri Buentello".

Bri Buentello  
State Representative  
House District 47

CC: Rocky Ford Superintendent Kermit Snyder  
Rocky Ford School Board President Darren Garcia  
Rocky Ford School Board Vice President Alan Frantz  
Rocky Ford School Board Secretary Sharri Moreland  
Rocky Ford School Board Treasurer Sandra Lundquist  
Rocky Ford School Board Director Tony Jaramillo

● **Facilities Impacted by this Grant Application** ●

**RIDGWAY R-2 - Ridgway ES Major Renovation - Ridgway ES - 1972**

District:	Auditor - Ridgway R-2
School Name:	Ridgway ES
Address:	1115 WEST CLINTON STREET
City:	RIDGWAY
Gross Area (SF):	64,700
Number of Buildings:	2
Replacement Value:	\$18,833,246
Condition Budget:	\$12,454,812
Total FCI:	0.66
Adequacy Index:	0.28



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,787,077	\$2,483,753	0.89
Equipment and Furnishings	\$363,314	\$454,142	1.25
Exterior Enclosure	\$3,933,685	\$1,710,908	0.43
Fire Protection	\$14,154	\$829,848	58.63
Furnishings	\$418,255	\$462,278	1.11
HVAC System	\$2,593,918	\$2,247,040	0.87
Interior Construction and Conveyance	\$3,338,716	\$2,330,344	0.70
Plumbing System	\$1,046,000	\$1,142,637	1.09
Site	\$2,037,291	\$1,606,879	0.79
Structure	\$2,300,837	\$0	0.00
<b>Overall - Total</b>	<b>\$18,833,246</b>	<b>\$13,267,829</b>	<b>0.70</b>

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

**Applicant Name:** RIDGWAY R-2

**County:** OURAY

**Project Title:** Ridgway ES Major 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 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 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 Information About the District / School, and Information About the Affected Facilities:

Located in Ouray County, the Town of Ridgway is considered the 'Gateway to the San Juans'. The area was once home to the Utes in the Uncompahgre River Valley. By the late 1890's the town formed as a railroad town, serving nearby mining towns of Telluride and Ouray. Ridgway has continued to adapt to local industries such as tourism and ranching. Ridgway is known for its views of the San Juan range, Ridgway State Park and the setting of the John Wayne film 'True Grit'. The Town recently finished a master plan process in which they identified community values and goals. Our community has continued to grow since 1900. Currently the population is approximately 2,800 and projections anticipate steady growth through 2050.

Our district currently serves 334 students from Ouray, San Miguel and Montrose Counties. The Ridgway School District community is defined by the professionalism and heartfelt commitment of the staff and teachers. Our teachers are highly-prepared, share a love of teaching and have a diversity of backgrounds and professional experiences. We have a student / teacher ratio of 11:1, allowing for a level of individualized instruction and personal attention characteristic of a small, rural school. All of our schools have recently received the John Irwin Award for demonstrating exceptional academic achievement over time. The district has also been 'Accredited with Distinction' from 2012-2016 and 2019. The community is proud of our extensive, experiential, outdoor education programs and our emphasis on educating the whole child with attention to social emotional learning as well as maintaining high academic standards. The District served as many as 380 students from Ouray, San Miguel and Montrose Counties. Student numbers continue to fluctuate with the rise and fall of the economy, the rising costs of affordable housing in Ouray county and most recently, the coronavirus pandemic.

RES has a current enrollment of 144, but has had an average enrollment of 166 students over the past few years prior to Covid-19. 18% of our elementary students receive special education services and 20% receive free or reduced lunch.

Our maintenance program is led by staff with a variety of skills and we use School Dude or Maintenance Direct software to process work orders. All work orders are routed through our facilities manager and he assigns to custodial or facility staff as appropriate. Our maintenance staff takes pride in our facilities and does the best they can to keep them running for our students and staff.

## Deficiencies Associated with this Project:

CDE completed the facility assessment in 2019 for our existing 64,700 SF school, which includes a detached preschool building. Per this report, the FCI of the building was rated at 0.51 and the site was rated at 0.52. Our needs focus on the 1972 portion of this building and that section of the building would have an even higher FCI than the 1996 portion. CDE's Adequacy Index score was 0.28.

Originally built in 1972, many elements of the Ridgway Elementary School have served their useful life and are in need of repair, correction, or replacement. The physical condition of the oldest portion of the building reflects the excellent care and maintenance the building has received; though many building systems are simply well beyond their expected service life and

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now pose both safety, maintenance, and functional problems for the school district. Students struggle to concentrate when they are exposed to cold rooms in the winter and hot rooms in the spring and fall. Teachers use space heaters to help, but they are not safe or energy wise. Students are subjected to classrooms with poor ventilation which leads to high CO2 levels as well as other airborne pollutants. Mold is a concern with roofs routinely leaking across the buildings. Daylight and views which are so important to student health and achievement are poor. And the many failing doors from the classrooms pose security risks to the students as well as operational issues. And building security for these youngest and most vulnerable members of the community is lacking. The portion of the building constructed in 1996 is generally in better condition and continues to serve the needs of the elementary school program much more effectively; however, this is not where the general classrooms are.

The following deficiency outline applies to the 1972 portion of the building unless specifically described otherwise.

### Building Security:

Schools built in the 1970's did not design security into the facilities as is necessary in today's environment. RES is lacking an access control system or integrated panic button. There is no physical barrier to prevent a vehicle forced entry. The bell and PA system are over 20 years old and have reached the end of their life cycle. The PA system has been patched many times over the years with the inability to control volume in locations across the school. Security cameras exist in only limited areas. The building has numerous exterior doors from every classroom which make securing the building a challenge.

While the entrance to the building has been updated with a security vestibule, the admin has limited view to or control of the entry. Furthermore, the admin offices are spread throughout the building providing no consolidated office area. This configuration limits a coordinated crisis response and hampers effective communication. The problem is further complicated by the fact that the public address system is not functional for 2 way communication. The nurse's office is remote from the main office area limiting supervision and was identified as having poor ventilation with excessively high levels of formaldehyde present (as measured by air quality sampling).

The pk classrooms are housed in a separate permanent structure requiring pre-school students to move back and forth between the main building and their classrooms. Parents drop off and pick up preschool students at this building without checking in to the main office. Preschool teachers are isolated with poor communication infrastructure to aid in any crisis situation. These security problems identified through the building and most notably in the 1972 portion of the structure pose a risk to the safety of the students in the building and should be addressed

### Site Health and Safety:

The drop off configuration does not allow for separation of traffic (bus and parent) and requires students to cross lanes during drop off times. All of the traffic congestion occurs in a small area in front of the building creating a busy and confusing situation. Student safety could be improved by separating the traffic so that drop off can be managed much more effectively. Site lighting is limited to minimal security lighting at the building with no coverage in parking areas at all. Students and teachers leaving on a winter evening have poor or no lighting for security. Outdoor play areas are primarily geared toward primary age students with limited fencing to secure and define the student areas from public areas. With the main street and tourist area only blocks away, a defined separation is needed to protect the safety of students. Intermediate age students (3-5 grades) are not provided with adequate play space outside and have poor access to outside spaces adjacent to the classrooms. While sidewalks are present at the front of the building, no accessible route is provided to the public way for disabled students. The gas service to the building is not provided with protection from vehicular impact which is a threat with a snowy parking lot and cars nearby.

The existing site improvements include pavement in the drop off lanes that is extremely degraded. Though past patching is evident, the pavement systems exhibit cracking that is beyond repair and should be completely replaced. The parking lot on the north side of the site where most of the parking capacity exists consists of gravel.

### Building Health and Safety:

RSD worked with an environmental consultant to assess all suspected areas of hazardous materials in the school. Asbestos Containing Materials (ACM) can be found in floor tiles, floor mastic throughout the 1972 building. The asbestos containing mastic lies underneath VCT flooring, but also under carpeted areas where floor finishes are well beyond their expected life.

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While the district would like to update floor coverings, the need for full abatement has complicated this endeavor and made it cost prohibitive. The flooring is reaching the age where it is becoming friable and is a risk.

All of the mechanical units serving the 1972 portion of the building are currently failing and are due for replacement. Several fan coil units are currently non-operational and mechanical service and work orders are commonplace as the district struggles to keep them going. It is not uncommon for maintenance staff to have to come to the building in the middle of the night in order to reset units in order for them to start in order to bring classroom temperatures up to setpoint for kids arriving in the morning. Furthermore; the mechanical system is not currently designed or configured to provide adequate ventilation air to classrooms to meet code or for recommended operation. The concerns around our HVAC system have been magnified as we currently have students in the facility for in-person learning during the Covid-19 pandemic. The amount of air changes per hour are insufficient to combat airborne illnesses such as the coronavirus. This is not a healthy environment for kids and has adverse effects on absenteeism, teacher retention, long term student health and performance.

Through the years the integrity of the rated corridors have been compromised and no longer provide adequate fire protection to protect students. Doors are not rated, fire barriers are non compliant, and dampers are not provided. If a fire were to occur, there is not adequate protection in place to get kids safely out of the building. It is recommended that a fire sprinkler system be added to the building to provide a safe environment. The fire alarm system in the building is functional, but does not provide features required in the current code including mass notification for communication throughout the building in the event of a crisis. The building is not provided with fire sprinklers as it relied on rated corridors for fire protection in the original design.

### Unhealthy and Failing Building Systems:

**Building Envelope:** The roofing system consists of a metal panel roof over which a foamed roofing product has been applied to address leaks and deterioration. The foamed roof is now reaching the end of its service life and is showing signs of failure and creating concerns about mold growth from leaks. With each rainstorm or spring snow, leaks can be found throughout the building forcing students to negotiate a maze of trash cans and wet flooring. Further repairs of this foamed system are not recommended as a long term solution. Because of the fact that the metal roof panels also serve as the structural decking, a roof replacement will involve a very complicated and invasive removal of the entire roof/deck system. Additionally, the roof on the 1996 portion of the building is experiencing numerous leaks and is in need of replacement as the district spent over \$5,000 in recent years for ongoing repair. The existing building structure appears to be sound, although designed as a pre-engineered metal building system with likely no surplus structural capacity. No significant signs of structural distress are evident in the steel frames or foundations. The building exterior wall panels are in fair condition; however, the walls include compressed fiberglass insulation and provide only limited insulation value. Existing windows are original including single-pane ¼" glazing and are a source of thermal discomfort and excessive air infiltration in classrooms. Exterior doors are original to the building with old hardware and after fifty years of service they have functional issues and are in need of replacement as they do not adequately secure classrooms for student safety.

**Electrical Systems:** The electrical service to the building is original to the building and includes no arc flash protection. Branch panels are at capacity and contain circuit breakers that are no longer supported by the manufacturer. Classrooms are not provided with adequate outlet locations or quantities for modern classroom needs. Due to age and capacity limitations it is recommended that the electrical systems be replaced. Existing light fixtures were retrofitted with LED lamps in 2015 and appear to be in good working order.

**Building Interior Construction:** The finishes in the 1972 portion of the building are largely original. While these elements have been maintained well, over fifty years of wear and tear are evident. Furthermore, much of the flooring in the building contains asbestos. This fact poses a problem as the flooring fails and replacement is required; hazardous materials abatement is required. Carpets are installed over asbestos tiles in many classrooms. The carpet is now at the point where replacement is needed; however, the fact that removal would disturb the flooring limits replacement. The building has reached the age and condition at which it is recommended to remove all the asbestos-containing floor tile to allow for safe student occupancy and maintenance in the future. All interior doors and hardware should be replaced to provide ADA compliance as well as security for teachers by allowing them to secure classroom doors without going into the corridor. Existing restroom plumbing fixtures are non-compliant and the piping systems have reached their lifespan.

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### Adequacy Deficiencies:

Classrooms are functional at a basic level, but not flexible and provide students with no breakout space to support special education or other small group work. Classrooms are organized along a single loaded corridor and provide little space that can be adapted for breakout in the current configuration. The building has no purpose built special education classrooms to serve a student population with rising cases of autism and special education learning needs that are 13.5% of the student population (CO State average is 10%). Standard classrooms do not provide the amenities for the health and safety of these special needs students.

### Diligence Undertaken to Determine the Deficiencies Stated Above:

In the fall of 2019, the Ridgway School District retained RTA Architects to assist the district with facility master planning services. Master planning services included demographic forecasting, review of facility conditions, air quality sampling, educational workshops, option development, and cost estimating services. The completion of the statewide Facility Insight assessment data in 2019 provided a starting point for the master plan. This assessment data was reviewed and updated throughout the master planning process. The master planning process included two community wide online polls to solicit feedback from stakeholders and was instrumental in the development of the master plan and the recommendation to renovate. RTA provided preliminary cost estimating services that were validated utilizing FCI Constructors as a second cost estimator. The master plan document is provided as part of this BEST Grant application.

In the summer and fall of 2020, the Ridgway School district worked with Plateau Environmental Services to perform in depth testing and documentation of hazardous materials present in the Ridgway Elementary School building. Using this report, Plateau provided the school district with cost estimates for hazardous material abatement including design services. Furthermore, estimates were also obtained from private abatement companies serving the Western Slope area to validate the cost estimates. This information supplemented the existing AHERA reports maintained by the school district and are also provided as part of this grant application.

In an effort to better understand potential site options for construction, the school district retained the Geotechnical Engineering Group to perform soils testing on the vacant land owned by the school district. The testing conducted in the summer of 2019 determined that the other potential sites were not suitable. The elementary site where the current building sits is time tested and is the preferred site from a Geotechnical standpoint.

In the summer and fall of 2019, the Ridgway School District worked with the Governor's Energy office to evaluate the energy performance for district facilities and make recommendations for improvements. Recommendations for energy performance improvements are considered in the proposed solutions and support the HPCP goal where they can be implemented economically.

Because the building is not quite fifty years old yet, we have not been required to contact History Colorado. In discussions with Meg Donaldson, we believe that there is no historic significance to the elementary school building and we do not believe that any in-depth historic review will be required. The Colorado Department of Transportation has been contacted regarding the desired bus drop-off improvements. The district will need to work with CDOT on the design of this element as the proposed alignment straddles CDOT and School district property and has access to an existing curb cut on CO Highway 62. The Town of Ridgway has seen the proposed drop off and is in general support of the concept; however, further work would need to be done on the design of this element involving CDOT, The Town of Ridgway and the School District.

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

As part of the 2020 Ridgway School District Facilities Master Plan, the District looked at a options to address the safety, security and facility needs in the district. This process included meetings of the Planning Advisory Team, community meetings, and information gathered from a web based Digital Open House using online polling. The following proposed renovation to the Ridgway Elementary School reflects this extensive process and represents what the Planning Advisory Team feels is a plan that is fiscally responsible, addresses the aging building needs, provides improvements to health, safety, security and educational function of the building.

The proposed renovation to the Elementary School would provide extensive renewal in the original portion of the building



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constructed in 1972. This plan takes advantage of using the portions of the original building that are sound, and replaces or renovates those elements that are unhealthy, unsafe, deficient or failing. The plan also takes advantage of maintaining the large addition that was constructed in 1996 with few changes. Moving the 5th grade classrooms into the 1996 art room area is a cost effective solution to enhanced learning that integrates classrooms across the 1972 and 1996 facility. Through an extensive renovation of the existing campus focusing on the oldest structure, the school district will benefit from the advantages of new building systems, improved educational functionality, improved health, safety and security all while maintaining the investment the community has already made in the existing campus.

**Building Security:** To address safety and security concerns, the administrative functions would be collected from around the building and reorganized within a consolidated location at the entry of the building. This location provides visual control over the secure entry vestibule as well as the parent drop off lane to keep students safe. This location will also provide centralized visual control inside the building and allow for better communication and coordination between administrative staff. A new nurses office would be provided with an adjoining restroom in a location that can be easily monitored by the front office.

To improve safety for the youngest students, a connecting corridor would join the pre-school building to the main building allowing access to the cafeteria and other spaces without going outside. This addition would include restrooms and additional storage space for preschool classrooms. Kindergarten rooms would be reorganized and enlarged to allow for restrooms to occur within the classrooms so kindergarteners would not have to leave supervised areas to access restrooms. Exterior doors will be replaced including proper hardware and security features and improved thermal performance. The proposed project includes a new PA and bell system. Access control will include additional primary doors. Security cameras will be relocated and supplemented to serve the reconfigured new floor plan.

**Site Health and Safety:** Drop off circulation will be improved with the construction of a new bus drop off to be located on the south side of the campus. This drop off will allow for bus traffic to be completely separate from parent drop off areas eliminating locations where students now have to walk across lanes when accessing the school and improving traffic flow. Outdoor spaces will be improved including the construction of courtyard amenities intended to make the space safe and functional for outdoor education, activities, and play. Improvements will include shade structures, seating, security fencing, landscaping and hardscapes. Outdoor sports may include tether ball, gaga-ball, and basketball hoops. Additional security fencing will be provided at the playground on the south side of the school to assure secure outdoor spaces for students. Sidewalks will be improved to provide code required accessible connections to the public way to allow for disabled students to access the site from the street. Asphalt pavement will be replaced in the existing parent drop off lane in front of the school. Parking lot lighting will be provided.

**Healthy and Renewed Building Systems:**

**Hazardous Materials/Asbestos Abatement:** The largest source of asbestos present in the building, lies in floor coverings throughout most all of the 1972 building. In order to allow for finish replacement, the project would include removal of all this asbestos containing floor material and mastic in the building. In addition to the flooring, some pipe insulation, chalk boards, and miscellaneous other identified material will be removed from the building to facilitate the renovations and provide the school district with an asbestos-free building.

**Heating and Ventilation:** While the building has a new boiler, all other mechanical systems in the 1972 portion of the building are proposed for replacement along with all units in both sides of the building installed in 1996 as they are nearing the end of their useful life, pose ongoing maintenance struggles and there is a need for proper outside air ventilation improvements. All hydronic piping in the 1972 portion of the building is due for replacement along with replacement of unit heaters and building exhaust systems. Ductwork serving the 1972 portion of the building would be replaced and sized to accommodate adequate outside air ventilation. The Kitchen would receive a new ansul hood system to replace the original 1972 hood that is currently unsafe.

**Building Envelope and Superstructure:** The proposed renovation includes the full replacement of the existing roof on the entire 1972 portion of the building with new composite insulated metal panels that will serve as the structural roof decking, the insulation (R 21 continuous) and the waterproofing system. This system is compatible with the existing pre-engineered metal building system and will serve as a high performance roof for the next fifty years while also addressing leaks and

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potential mold issues. On the 1996 building, the existing metal roof is experiencing leaks that would also be addressed through evaluation and repair and replacement with a roofing system more appropriate for the low slope configuration. The 1972 building will receive new exterior windows with thermally broken frames and high performance insulated glazing. The windows will provide improved daylighting to classrooms as well as views (which they do not have now). Doors will be designed to provide better connections to student centered outdoor spaces for better student health and wellbeing. Exterior walls will be improved with replacement of the exterior skin in key areas including the building front facade. The overall energy performance of the building will be improved while also addressing aged and deteriorated exterior materials.

**Electrical Systems:** Electrical systems throughout the 1972 portion of the building would be completely removed and replaced. A new electrical service would feed new distribution panels and new branch wiring. Outlets of adequate quantity and spacing to support new classroom technology would be provided in every classroom. A lighting retrofit was done in 2015 and these lights will be reused. Along with reuse of existing lights, some new lighting would be provided including LED exit signs and emergency lighting. A new building wide lighting control systems to save energy and improve functionality would be provided. A new photovoltaic (PV) array is proposed on south facing roof surfaces on the 1996 portion of the building to offset electrical loads (staying off the pre-engineered building). Sizing of the system will take advantage of all available roof area with a preliminary target of 50 KW. Initial conversations with the utility company have identified a need for power company approval and completion of a solar feasibility study which would occur if the project moves forward.

**Interior Elements and Spaces:** In the 1972 portion of the building, virtually all interior finishes are at the end of their useful life and are due for replacement. This end of the building would receive all new floor finishes, casework, ceilings, interior doors, interior windows and all walls would be painted. Refinishing of interior walls would provide an opportunity to add insulation in exterior walls. Existing restrooms would receive all new fixtures and finishes with modifications to improve accessibility. All new domestic plumbing would be provided in the 1972 portion of the building to replace the water supply piping that has reached its lifespan. Due to proposed reconfiguration in the gym as well as the presence of asbestos flooring, the gym/cafeteria floor would be replaced along with moving of the basketball backstops.

**Building Adequacy and Safety:** A special education suite would be provided to accommodate the growing needs in the student population for severe and moderate needs special education. This suite would include a restroom, storage and office space for itinerants. To address student educational needs in the general classroom areas, rooms would be reorganized to provide breakout and flex learning spaces that are shared between classrooms. These flex areas would provide access to outdoor play areas and with expanded windows they would provide better views and daylight into the building. Flex areas would provide space for project based learning and group collaboration. In order to accommodate the square footage for these breakout spaces, the gymnasium would be reduced in size and unused locker rooms would be repurposed (it was originally designed to be a middle and high school gym including unused locker rooms and is much larger than it needs to be).

To improve student safety and allow for an open, transparent and effective educational environment, we propose to add fire sprinklers to the entire 1972 portion of the building. This feature allows for the rated corridors to go away (they are non-compliant at this time and do not provide student protection in the event of a fire) and provides the flexibility the building needs moving into the future. A building wide fire alarm system would be provided and would have mass communication features to communicate special instructions to occupants in the event of an emergency. Public address would be added to the entire building allowing two way communication with all classrooms on a daily and emergency basis.

The scope and budget for this project include the provision for a safe and uninterrupted educational process during the renovation construction. One consideration in renovation projects, is that you must have a plan for how you will conduct school while the building is renovated. We have budgeted for the rental and placement of five temporary classroom buildings and providing gas, electric, fire alarm, technology and communications connections to them. We have also planned for some improvements in the 1996 portion of the building to accommodate temporary classroom use of these spaces. Specifically, we have planned to provide a new security vestibule at the existing district office entrance door to serve as a safe and secure entrance for students during the construction year.

The intent of this project is to fully renew and reorganize the 1972 end of the building into a safe, healthy, relevant, and cost effective solution to provide a safe 21st century learning environment for students. The proposal addresses upcoming building

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deficiency needs in the 1996 portion of the campus. The proposal addresses key safety and security concerns evident in the existing building. We believe that this project can effectively achieve these goals all at a fraction of the cost of a new elementary school (which was considered by our planning advisory team) and meet the needs of the community both now and for years to come.

### **Due Diligence Undertaken in Defining the Stated Solution:**

The proposed solution was developed through the Facilities Master Planning process that was led by RTA Architects during the 2020 year. The facility master planning process included a review of existing building information comprising analysis of the CDE Insight Assessments with updates, a review of existing building drawings, onsite observations, a review of past work orders and an interview with the facilities maintenance staff. Early in the facility master planning process a community survey was conducted to obtain feedback from staff, parents, students and community members on their perception of current facility needs and deficiencies. A demographic forecast was prepared by Western Demographics which outlined a community that is expected to see only slight growth over the next seven years. While new families are moving into the area because of remote work during Covid-19 and some new developments are in the works, the growth is offset somewhat by families leaving due to the high cost of living and limited job opportunities.

Taking all this existing information into consideration, the RTA team outlined four major options or strategies (each with sub-options) to address current school district needs. Through a Planning Advisory Team (PAT) process that included eight meetings and over 20 individual representatives, these options were reviewed and discussed. These options included limited maintenance projects, major renovations, demolition and reconstruction of the 1972 building, and new elementary schools on new sites. The preferred option (major renovation), was selected by the PAT because it 1) addresses building deficiency issues in the aging and failing elementary school building, 2) it improves the educational environment and solves key safety issues that exist, 3) maintains the existing campus which is appropriately located in the district and makes use of existing buildings, and 4) is a solution that is obtainable in terms of cost and is responsible in terms of the community ask for funding.

The proposed solution conceptual plan prepared by RTA Architects is a representation of what a major renovation could look like and illustrates the functional and physical systems that need to be addressed. The conceptual plan is not intended to be a final design. The design process would need to be a much more intensive process involving many more design partners over a number of months. The proposed solution does address the key components needed in modern school facilities as outlined by the Public School Facility Construction Guidelines and as accepted in the Colorado K-12 construction industry. We would expect the final design to include all the scope described in this application, but the configuration may be somewhat different after a detailed and engaging design process.

We believe that the overall project strategy is feasible based on a thorough review of the existing building systems and conditions, past experience by the design professionals involved and project review conducted by FCI Constructors. A detailed review of the building conducted by Plateau Environmental helps to assure us that we understand the amount of abatement required and have budgeted accordingly. The project costs were developed by RTA Architects working with FCI Constructors for building construction cost estimating. We do understand that there will be challenges working with a pre-engineered metal building system. These buildings are designed with minimal surplus capacity and tend to exhibit more deflection than traditional construction systems. Our strategy will be to maintain similar loads to the existing conditions so that we don't exceed the 5% added loads allowed by code. Understanding this situation up front allows the design team to manage potential problems often encountered with pre-engineered metal buildings. The design team did consult with a structural engineer during this process.

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

Even in the winter of 2019/2020 maintenance staff found themselves driving to the Ridgway Elementary School in the middle of the night when mechanical units would fail to start. Though these units have been maintained, and service calls keep them going, the problems the district faces can only be addressed by full replacement of the units. With every rain or snow storm staff strategically place trash cans around the building to collect water. While leaks are patched when they are identified, repair of the failing roofing system can only really be handled by a full removal and replacement. On a pre-engineered metal building, that means taking the roof off down to the purlins, which is a big job with lots of potential for building damage in the process. When flooring needs to be patched or replaced, the district is limited in what they can do without impacting the asbestos underneath. All of these maintenance items that are desperately needed, represent major projects and are not easily addressed individually.

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With these maintenance projects mounting, now is the ideal time for the district to address major renovation needs at the Ridgway Elementary building. The district has bond debt that is retiring in 2023; leaving an opportunity to pursue a bond measure in the fall of 2021 that would allow for a continuation of bond debt without raising taxes in the community. Continuation of the current tax level, would raise approximately \$11M in revenue to address issues. As part of a BEST Grant this amount of money would fix all health and safety issues and allow for a renovation that could also improve the educational environment. A BEST Grant would put the district in the position of being able to create an elementary school that would serve the community for years to come.

If a BEST grant is not awarded, then the project would need to be scaled back to what bond proceeds could support and many of the larger functional issues would not be able to be addressed. Without the BEST grant, the district could pass a bond and address the maintenance needs, but sufficient funds would not be available to address the bigger health, safety and functional issues that could be achieved through reorganizing the interior spaces of the building. Failure to receive a grant would put the community and the district in the position of needing to spend a lot of money on a building that ultimately does not meet the needs of students. It would put the district in the position of putting good money after bad. It would be much more efficient if a major renovation could address all the needs through a single large project. If students need to be moved out of the building for a year, it only makes sense to accomplish a full building transformation during that 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?**

RSD prioritizes and commits to regular maintenance of our facilities to extend their value to our students, staff and community for as long as possible. A newly renovated school will first be under warranty by the general contractor and then maintained according to our regular schedules to ensure all manufacturers warranties stay valid. 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. Our staff will be trained to understand the document and what actions need to be taken to keep it updated. 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 in our district averaged \$115,000 per year.

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:**

Ridgway Elementary School (RES) was originally constructed in 1972-73 on a 17-acre campus as the Ridgway School District K-12 school building housing the entire district student body. The construction of the 1972 building was necessary because the previous school, originally constructed in 1937 was condemned.

The 1972 building is a pre-engineered steel structure with portions of concrete block exterior walls and portions of metal panel exterior walls. It contains a centrally located gymnasium with classrooms flanking each side of the structure comprising about 34,000 square feet of building area. Finishes include painted concrete block corridors, gypsum board interior partitions, acoustical ceilings, and VCT flooring. When constructed, the building served as a functional, practical, and economical solution for the district's school needs. Though simple and austere the building served the needs of the school district for many years. Original funding for this school was made available through a successful bond of approximately

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\$336,000 in 1972.

**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:**

As the district grew, a building addition of about 30,000 square feet was constructed in 1996 to accommodate the growing community's need for additional student capacity at the district K-12 school. This structure consisted of load-bearing concrete block exterior walls and open web steel roof joists. The addition was designed to house many of the educational support spaces such as the library, art room, music room, auditorium/multipurpose room, district offices, and shop spaces. Funding for the addition was provided through a successful bond measure in 1995.

During the summer of 2001, a two room, slab on grade structure was built for 4th/5th grade classrooms. By 2002, the district 1972-1996 facilities were stretched to capacity and the district began looking at options to expand. We added pre-kindergarten students, in a modular, in 2003 becoming a pk-12 school.

In 2003 our voters supported a \$7.75M bond to construct a new secondary school for grades 6-12 at another school property that was completed in 2006. The secondary gym/music room paid for by a voter supported \$1.5M bond and \$700,000 in fund raising was completed in 2009. This left the pk-5 students at the original school site and solved our crowding challenges.

The slab on grade structure was converted to pre-kindergarten and the 4th/5th grade students moved into the main building in 2008.

No significant capital projects have taken place in the facility in the past three years. From 2018 - 20 we have upgraded classroom exterior door handles per ADA requirements, re-screened classroom windows and replaced the rear school fence.

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

The School district obtained a grant from the Colorado Division of Homeland Security to improve the existing entry vestibule for security. This proposed project takes advantage of those improvements to reduce the requested funds. While our school district has been successful with other grant applications such as GOCO in the past, we knew a BEST grant combined with a community-supported bond would be the only hope to secure significant funding for our project to better serve the youngest learners in our district.

If successful, we will continue to leverage bond and BEST funds for other grant programs to stretch our dollars further. We will pursue any energy utility rebates post-construction after delivering a more energy efficient building.

**How do you budget annually to address capital outlay needs in your district/charter? Include \$/FTE for the prior fiscal year:**

Our capital funding is through our general fund and averages \$115,000 per year. 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 at least \$200 per student per year for maintenance on the renovated facility. As the budget allows, we will strive to add to this per student budgeting during our annual budgeting process.

**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, RES averaged \$77,400 in annual utility costs for electric (\$23,762), natural gas (\$42,118) and water (\$11,520).

We expect our energy and water usage to be reduced with a replacement school. The Master Plan design professionals believe we have the opportunity to realize a savings of 15-30% 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?**

N/A

**Current Grant Request:**

\$7,666,231.78

**CDE Minimum Match %:**

57.00

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

<b>Current Applicant Match:</b>	\$10,162,214.22	<b>Actual Match % Provided:</b>	57
<b>Current Project Request:</b>	\$17,828,446.00	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	0	<b>Contingent on a 2021 Bond?</b>	Yes
<b>Previous Matches:</b>	0	<b>Source of Match:</b>	
<b>Future Grant Requests:</b>	0	If our BEST grant is successful, we plan to present a bond initiative to our voters in 2021.	

Our current debt obligation from past bonds is scheduled to be complete by 2023. If awarded the BEST grant, we can pose a ballot question to our voters that will not increase taxes. This approach to our campaign will help with community support in our conservative area.

<b>Total of All Phases:</b>	\$17,828,446.00	<b>Escalation %:</b>	8
<b>Affected Sq Ft:</b>	65,880	<b>Construction Contingency %:</b>	6
<b>Affected Pupils:</b>	154	<b>Owner Contingency %:</b>	8.5
<b>Cost Per Sq Ft:</b>	\$270.62	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$57.90	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$212.72	<b>Does this Qualify for HPCP?</b>	Yes
<b>Cost Per Pupil:</b>	\$115,769	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	428	<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>	317	<b>Bonded Debt Approved:</b>	
<b>Assessed Valuation:</b>	\$110,033,040	<b>Year(s) Bond Approved:</b>	
Statewide Median: \$108,716,681		<b>Bonded Debt Failed:</b>	
<b>PPAV:</b>	\$347,104	<b>Year(s) Bond Failed:</b>	
Statewide Median: \$173,681		<b>Outstanding Bonded Debt:</b>	\$4,070,000
<b>Unreserved Gen Fund 19-20:</b>	\$1,660,493	<b>Total Bond Capacity:</b>	\$22,006,608
Statewide Median: \$2,880,535		Statewide Median: \$21,743,336	
<b>Median Household Income:</b>	\$63,203	<b>Bond Capacity Remaining:</b>	\$17,936,608
Statewide Avg: \$59,201		Statewide Median: \$13,529,004	
<b>Free Reduced Lunch %:</b>	20.30%		
Statewide Avg: 47.28%			
<b>Existing Bond Mill Levy:</b>	7.45		
Statewide Avg: 6.7			
<b>3yr Avg OMFAC/Pupil:</b>	\$1,760.82		
Applicants Median: \$2,359			

● **Facilities Impacted by this Grant Application** ●

**Chavez/Huerta K-12 Preparatory Academy - DHP HS Add/ Reno - ECMS Modular Replacement - Dolores Huerta Preparatory HS - 2007**

District:	Auditor - Pueblo City 60
School Name:	Dolores Huerta Preparatory HS
Address:	2727 W 18TH STREET
City:	PUEBLO
Gross Area (SF):	49,080
Number of Buildings:	3
Replacement Value:	\$12,582,249
Condition Budget:	\$1,599,677
Total FCI:	0.13
Adequacy Index:	0.10



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,886,872	\$1,014,814	0.54
Equipment and Furnishings	\$180,667	\$0	0.00
Exterior Enclosure	\$1,588,779	\$0	0.00
Fire Protection	\$411,882	\$0	0.00
Furnishings	\$213,718	\$0	0.00
HVAC System	\$841,787	\$24,197	0.03
Interior Construction and Conveyance	\$1,915,267	\$461,374	0.24
Plumbing System	\$728,452	\$71,199	0.10
Site	\$2,033,445	\$18,748	0.01
Special Construction	\$447,239	\$0	0.00
Structure	\$2,334,142	\$9,344	0.00
<b>Overall - Total</b>	<b>\$12,582,249</b>	<b>\$1,599,676</b>	<b>0.13</b>

**Chavez/Huerta K-12 Preparatory Academy - DHP HS Add/ Reno - ECMS Modular Replacement - Cesar Chavez Academy - 1954**

District:	Auditor - Pueblo City 60
School Name:	Cesar Chavez Academy
Address:	2500 W 18TH STREET
City:	PUEBLO
Gross Area (SF):	84,300
Number of Buildings:	15
Replacement Value:	\$14,965,540
Condition Budget:	\$6,168,509
Total FCI:	0.41
Adequacy Index:	0.26



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,484,496	\$1,875,782	0.75
Equipment	\$47,942	\$59,928	1.25
Equipment and Furnishings	\$190,593	\$92,834	0.49
Exterior Enclosure	\$1,757,255	\$569,184	0.32
Fire Protection	\$3,005	\$582,897	193.99
Furnishings	\$96,014	\$2,018	0.02
HVAC System	\$1,182,850	\$1,219,312	1.03
Interior Construction and Conveyance	\$2,678,416	\$1,280,058	0.48
Plumbing System	\$878,237	\$360,121	0.41
Site	\$1,498,260	\$643,425	0.43
Special Construction	\$1,416,256	\$0	0.00
Structure	\$2,732,215	\$65,849	0.02
<b>Overall - Total</b>	<b>\$14,965,540</b>	<b>\$6,751,408</b>	<b>0.45</b>

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

**Applicant Name:** Chavez/Huerta K-12 Preparatory Academy

**County:** PUEBLO

**Project Title:** DHP HS Add/ Reno - ECMS Modular Replacement

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

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

**If Yes, please explain why:** CHPA was short listed for the 2020-2021 BEST grant funding round. The project was lower on the priority list (62 out of 67) and adequate funding was not available due to the COVID 19 virus and its financial impact on the State of Colorado and the BEST GRANT program

## 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 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"/> <b>Other:</b> CHPA plans to construct a new permanent Middle School integrated facility with one main secure entry/exit access point and replace the DHPH high School ten plex modular facility with new/reno |  |

## General Information About the District / School, and Information About the Affected Facilities:

Chavez Huerta Preparatory Academy in Pueblo, Colorado is a public k-12 charter school, celebrating its 20th anniversary, as it was established in 2000. CHPA is authorized under Pueblo School District 60. The CHPA student population has grown to 1,022 students as of the FTE count in October 2019. The entire K-12 program is housed in three academies and seventeen (17) different buildings on two campuses that are adjacent to each other, separated by 18th Street.

Currently, CHPA has three permanent academies - the Cesar Chavez Elementary Academy (CCA), Ersilia Cruz Middle School (ECMS), and the Dolores Huerta Preparatory Academy (DHPH). CCA and ECMS are housed in the south campus, while DHPH is located on the northern campus.

CHPA serves approximately 6.7% of the entire District 60 15,283 student FTE count and has 20 students on its waiting list. CHPA serves a student population where 80% of its students are on free and reduced lunch and 85% Hispanic.

ECMS students must travel daily from modular to modular to navigate their class schedule on the campus, as well as crossing 18th Street to attend some of their classes at DHPH.

DHPH students daily travel between the ten-plex modular, the two-classroom modular and the five permanent classrooms in DHPH facility.

CHPA has been successful despite the fact that our facilities do not meet current construction guidelines, 21st century educational standards, and are, generally speaking, less than desired for attainment of the State of Colorado mandated educational standards. However, they are a welcome addition to the plighted west-side as designated by the City of Pueblo. In the CHPA school-wide Educational Master Plan, the Board established a goal to upgrade facilities to meet 21st century technology needs. This plan articulated the need for classrooms that facilitate learning that contain the infrastructure to support today's needs with future technology necessary to support student success. The long-term goal is to develop a facilities plan to replace less than desired aging modular classrooms, as well as, to improve safety and security issues.

The west-side community has been ignored by the city of Pueblo and has received little development in the past three decades. There is a slight economic spurt occurring now on the west-side due to the Neighborhood Works Organization and a builder constructing homes west of the CHPA campus. CHPA continues to work with community leaders to improve the area. In 2019, CHPA established a wellness center to serve the medical needs of its students and staff in collaboration with the



# BEST FY2021-22 GRANT APPLICATION SUMMARIES

Pueblo Community Health Center.

CHPA high school students are among the highest performing in the Pueblo Community. CHPA's DPHH has a successful early college program where approximately 51% of its 223 students participate, along with the highest graduation rate, lowest dropout rate and the highest ACT composite scores above the State and District average. In 2018, DPHH had two Daniels scholarship recipients in a graduating class of 42 senior students. All seniors graduated with at least one college credit and DPHH had 16 of 42 students receive an associate's degree before they graduated. In 2019, DPHH was the highest performing high school in Pueblo, ranked highest in graduation rate with 91.3% and the lowest drop-out of .4%.

## Deficiencies Associated with this Project:

This application comprises the ECMS middle school modular academy and the DPHH high school modular academy facilities. The middle school academy is housed in seven two classroom modular buildings that provide (12) twelve educational classrooms, one ten-plex classroom building with (10) ten classrooms, five administrative offices, a large gym a modular cafeteria & an overflow cafeteria 2 classroom modular. All of the seven modular buildings house 95% of the ECMS students. There are two classrooms, a computer lab & an inadequate science room built-in 2007. These are in permanent space at the CCA campus. All of the modular buildings are at least 20 old with most nearing 25 years old. CHPA desire to conduct the ECMS middle school program in a permanent facility and thereby meeting priority 2. The modular's lack social distance space due to the 450 sq ft room size which causes overgrowing in the middle school with more than 20 kids. The 2 small bathrooms are less than desirable for 100 students and 2 teachers. Several of the modular's were used structures when the CCA campus opened up in 2000.

DPHH educational programs are conducted in one ten-plex classroom modular, consisting of ten classrooms, one-two classroom modular consisting of a computer lab and a multi-purpose classroom, & five permanent classrooms in the CHPA-owned facility that was built in 2007.

Middle school students must walk to/from nine various buildings throughout the campus. The middle school students cross 18th Street to/from the high school campus to attend classes on a daily basis. Once 18th st is complete it will become a busy access street which will cause a safety issue. There is no one central secure entry/exit point for students/parents to access the ECMS's middle school campus.

All ECMS students are exposed daily to unsafe environmental factors resulting from the non-integrated modular campus. Daily hazards include the potential of a lockdown resulting from a patient escaping the State Hospital, non-invited students from other D60 campuses, as well as inclement weather issues. Should a lockdown occur, the middle school students must stay in the classroom during the entire event due to the lack of a fully enclosed campus.

The middle school campus lack sufficient safety, security, landscaping & vegetation to hide in the event of a safety incident. CHPA continues to make progress in making capital and aesthetic improvements each year. However, ECMS continues to be challenged with welfare issues consisting of health and safety/security concerns daily from insufficient bathroom facilities that overflow frequently due to an inadequate main sewer line causing sewer backups. Educational classrooms are not comfortable if the weather is cold or hot due to the lack of adequate air circulation from a proper HVAC system & insulation. There are deficiencies in fire safety due to the lack of a sprinkler system, as well as major structural issues resulting from constant settling.

CHPA faces continuous access concerns to properly comply with ADA regulations, roofing and flooring problems, inadequate electrical service, inadequate internet technology, undersized sanitary sewer capacity to handle the modular bathrooms, and a lack of capacity in permanent educational storage space due to the nature of modular structures.

These issues negatively impact the health, security & safety of occupants while contributing to an uninspired learning environment. The modulars are set on concrete blocks and the perimeter walls rest unprotected on the earthen berms and have suffered considerable rot from ground to structure wicking of ground moisture.

The DPHH students also must walk to and from the three buildings that exist on the high school campus. This exposes them daily to potential safety and security concerns. There is no access to one central secure entry/exit point for students/parents to access the DPHH high school campus. All DHPD students are exposed daily to many unsafe environmental factors as the result of not having a fully contained high school campus.

The security, life & health safety deficiencies that are illustrated throughout this application, the CHPA master plan, and the updated school assessment report in May 2018 from the CDE denotes thirteen unsupervised entry/exit points at the 6th-8th grade middle school modular complex, and nine unsupervised entry/exit points at the 9th-12th grade high school modular and

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

permanent facility campus.

Recurring roof problems, poor building/campus layout, especially for the middle school, create numerous security issues, and aging wooden walkways, ramps & railings create additional site hazards for students and staff. With regard to potential fire hazards, the Pueblo Fire Chief indicated in a community meeting the closest Fire station is approximately 22 minutes away should a fire or other life threatening emergency arise. In addition, there are only two fire hydrants on the south side CHPA campus, which would be an issue especially if should a fire occur at the ten-plex or cafeteria.

Items beyond their normal life expectancy include modular building structures, roofs of modular buildings, modular fire protection systems, electrical systems, communication/security systems, and the HVAC units in each classroom.

Temporary modular classroom units utilized as educational space compromise learning gains for students, as well as comprising safety, security, and health needs as a result of their compressed size. Temporary modular units intrinsically create deficiencies in fire safety due to lack of a sprinkler system, lack of electrical capacity, ADA access, adjacencies, lighting and acoustics.

In addition, they also do not allow collaboration between grade levels or disciplines and thus contribute to an uninspired environment.

CHPA simply does not have a 21st century comprehensive secure, safe, healthy, or inspiring learning environment for our middle and high school students! Our students are lacking a secure, well-lit, and worry free learning environment. Poor windows and poor air circulation contributes to health issues. The fact that students must walk from one building to the other, in all weather conditions, multiple times per day is unacceptable. The desert dust blows into the building through vents and through the doors, which often cause our staff and students with breathing or allergies to be absent. Temporary modular buildings are designed to serve as a “transitional” building; to be versatile and cost-effective, but our time of transition is past due. We cannot provide a safe and secure learning environment for our student body without a significant financial commitment or contribution.

Our best funding opportunity lies with the BEST grant process. The Best grant can provide the most feasible opportunity to provide our students 21st century learning facilities that support achieving the State educational standards in safe, secure, comfortable, state of the art and efficient learning space that promotes excellence. The DPHH motto is “chase perfection and achieve excellence”!!

The following is a summary list of our existing middle school & high school conditions at CHPA. All deficiencies affect the health, safety, accessibility, and/or functionality of our learners, staff, and families at the middle school and high school campuses.

## SAFETY AND SECURITY

1. Over twenty-five entry/exit points exits and can't be sufficiently supervisors.
2. Both academies need security cameras and monitoring devices
3. Due to the layout of the campuses and the travel distance between the buildings.
4. Site supervision and security is difficult due to the separation of buildings.
5. There is no place for students to run and hide due to the layout of the buildings
6. First Responders indicate that CHPA has a multitude of safety and security challenges.
  - a. They have outlined the many challenges in a safety assessment provided to CHPA administration in 2019.
  - b. It is very difficult for law enforcement agencies to neutralize any threat due to the west-side location, layout of the campus and the multiple buildings that exist.
7. Gravel and dirt walkways between buildings are difficult to maintain and cause safety hazards.
  - a. Any precipitation causes muddy, slippery, and hazardous conditions within the buildings.
  - b. Several students, parents, staff, and visitors have fallen or been injured this year alone.

## FIRE SAFETY

1. No fire sprinklers exist in the temporary modular buildings exist.
2. Due to the response 26 minute time of fire responders; fire safety is an issue.
3. Limited electrical service, including the lack of outlets in each modular leads to overloading circuits with the use of linked power strips and space heaters.

## BUILDING HEALTH

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

1. Modular structural supports are stacked concrete block piers
2. 2 bathrooms to serve the needs of fifty students, two teachers and any visitors.
3. Under capacity bathrooms in the ten-plex.
4. The concrete block structural supports are in 18-inch deep crawl spaces.
  - a. Configuration causes the heating and air conditioning issues during the school year
  - b. On occasion, skunks have been able to access these crawl spaces and create air quality issues.
5. Moisture in the crawl spaces, particularly at the perimeter walls, has created a difficult space to monitor for safe/health issues.
6. CHPA maintenance leadership monitors each of these temporary buildings to mitigate mold.
7. Settlement and heaving amongst the many concrete block supports have caused doors and windows to not operate or seal correctly.
8. Students are not sheltered from inclement weather.
9. No safe place to put students and staff in the event of a tornado
10. Sewer overflows
11. Instable network connection.
  - a. Difficult to IT network buildings
  - b. Wireless does not work well in the modular buildings.
  - c. No dedicated permanent server space
12. Pick-up and drop-off loop for middle school has limited capacity, causing traffic issues.
  - a. Drop-off is located much too close to the intersection of Roberson and 18th Street.

### HEALTHY AIR QUALITY

1. Poor ventilation and ill-fitting doors/windows lead to infiltration of allergens.
2. Lack of fresh air.
3. Inadequate individual heating/air conditioning systems causes temperature swings
4. The two restroom system are very difficult to keep clean
  - a. Toilets are clogged daily.
5. One ADA accessible stall in each restroom.
6. Poor and low lighting levels.
7. On/off light switches in each classroom are very inefficient.
8. The lack of space for chemical storage & fume hoods in labs.

### EFFICIENCY AND COST-EFFECTIVENESS

1. Inadequate and more expensive heating and cooling systems.
2. The individual HVAC cost the school approximately \$125,000 annually.
3. Inadequate insulation.
4. Single Thermostat resulting in no climate control.
5. Lack of proper IT cabling between buildings for Internet and intercom.
6. Lack of storage space
7. No workplace for teachers outside of the classroom.
8. Inadequate or integrated intercom/paging system.
  - a. This creates issues with drills and actual emergency events.
  - b. Staff is using the phone system, two-way radios, and personal cell phones to communicate.
9. In an emergency situation, the school does not have the capability to communicate school-wide.

### Diligence Undertaken to Determine the Deficiencies Stated Above:

In 2016 CHPA completed its first master plan. This plan was updated in 2019-2020 and in 2021. This master plan included a program analysis with the educational leaders and senior leadership both times. CHAP has utilized the 2018 CDE facilities condition assessment and other engineering/contractor/architects to review facilities, complete the assessment of the current facilities and develop possible architectural solutions to mitigate the functional and facility deficiencies. Once this was completed the facilities and finance committees at CHPA formulated an action plan with its five-year strategic plan for moving CHPA in the direction of providing 21st state of the art educational facilities that will stimulate students to learn, work and lead.

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

## Proposed Solution to Address the Deficiencies Stated Above:

In order to bring the numerous deficiencies in social space, safety, security and health/wellness issues listed above to resolution, the CHPA administration and community is pursuing the BEST grant to address priority 1 needs for the BEST program to build permanent building space for the ECMS middle school and the DPHH high school. The new space will eliminate the over-crowding that has occurred due to the undersized temporary modular space in the middle school where 85% of the instruction space is modular and 67% of the instruction space at DPHH is modular.

This will allow CHPA to provide each student adequate social space, safe access/entry, and a temperature controlled learning environment. The construction of permanent instruction space will significantly improve learning/educational opportunities for a community where 17% of families and 25% of children live in poverty.

A new integrated middle school/high school complex that allows for physical separation for the two unique student bodies but provide core or common space that can be used by both academies through access scheduling can provide a tremendous amount of synergy and flexibility for this space, in addition to a shared gym/auditorium space for each academy.

In addition, the public school facility construction guidelines state addressing health and safety issues, including security needs, is paramount.

The CHPA BEST grant new facility would

1. eliminate the numerous unsupervised exit points that cannot be sufficiently controlled,
  2. having one secure entry point in lieu of the many entry points that exit now, would bring greater security and eliminate much of the need for students to travel outside between the buildings.
  3. The Best grant would allow for all academies to have a secure one fob based entry point.
  4. Ensure the building is compliant with fire sprinklers, alarm horn/strobes in the corridors, smoke detectors, and fire extinguishers in all the classrooms.
  5. Ensure that our electrical capacity is adequate eliminating extension cords and space heaters
  6. Eliminate poor ventilation from permeable doorways/windows and entries
    - a. Decrease dust and allergens, leading to higher quality of health.
- Eliminate individual HVAC units and provide a controlled comfortable learning environment
7. Eliminates building heaving issues, gaps, and settlement problems for doors and windows.

A permanent building would provide

1. a solid structure for students in the event of a tornado, replacing the unsafe modular'
2. Students and staff with breathing issues and allergies will no longer be forced to be absent due to exposures to wind, dust, and bad weather and would attend a school with proper ventilation.
3. have energy efficient, climate controlled systems installed and would eliminate the use of space heaters and fans, creating an even climate throughout the building.
4. Proper drainage for water flow away from the building and eliminating wood rot long term can only be addressed by a new building structure.
5. sufficient amount of electrical capacity to maintain proper lighting will allow us to provide safe passage to the parking lots and ADA compliance regulations can fully be remedied.
6. energy efficient windows, fixtures, new carpet, 21st century learning classroom furniture, properly designed plumbing, an efficient HVAC system and energy saving LED lighting.
7. Provide extra storage for supplies/equipment and maintenance/custodial space that is sorely needed for educational programs.
8. Science classrooms would be equipped with the proper safety protocols, as well as storage for chemicals, in order to offer classes such as chemistry and advanced biology.
9. upgraded network cables, such as Fiber or T1 communication lines that can increase capabilities for education through technology and more efficient communication on campus to improve safety.
10. An intercom/paging/bell system would be state of the art, and staff would be specifically trained on the system itself and new crisis management protocols to go with the new facility

## Due Diligence Undertaken in Defining the Stated Solution:

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

In 2016 CHPA completed its first master plan. This plan was updated in 2019-2020 and in 2021. This master plan included a program analysis with the educational leaders and senior leadership both times. CHAP has utilized the 2018 CDE facilities condition assessment and other engineering/contractor/architects to review facilities, complete the assessment of the current facilities and develop possible architectural solutions to mitigate the functional and facility deficiencies. Once this was completed the facilities and finance committees at CHPA formulated an action plan with its five-year strategic plan for moving CHPA in the direction of providing 21st state of the art educational facilities that will stimulate students to learn, work and lead.

### How Urgent is this Project?

All of the modular's utilized at ECMS are beyond their useful lives. CHPA has maintained the modular campus to the best of their abilities given the limited funds available for capital improvement. Over the past 3 years, CHPA sacrificed a number of educational initiatives to provide the middle school its own facility, improve the campus and improve the overall IT infrastructure to ensure a quality, but comprised middle school education. CHPA desperately needs to replace its modular complex for its ECMS and DPHH campus soon to address the health, safety, security, social space & behavioral issues resulting from providing instruction in modular building that are than desirable building conditions. Conditions that expose students to weather elements daily, do not allow students adequate social distance, and exposing them to unsecure situations during a threat is near.

Research indicates higher achievement in schools with adequate space, and larger instructional space result in greater achievement by students. Clearly our CHPA ECMS and DPHH students need more than 500 square feet on average of instructional space. This condensed space creates crowding problems, social problems, behavior issues and most of all less quality instruction for all students. Also the cramped space does not allow the teacher to properly manage a classroom. CHPA has had to add additional security cameras to minimize many blind/hiding spots on the middle/high school campuses due to the sporadic and inefficient layout. Since both the ECMS and DPHH academies have multiple unsupervised entry/exit points of access a since improve single point of access to buildings to will minimize each academies student from exposures of potential harm when unwanted perpetrators walk through the wide open campus. Upgraded bathroom facilities will provide great capacity for bathroom needs. The increased classroom education space will remedy the current cramped educational space that all middle and high school students/staff deal with today.

Without funding from BEST grant funds, CHPA will be forced to continue serve students in inadequate modular that compromise social space, safety, student/staff health, and security of all stakeholders. The learning environment continues to be comprised for the numerous families in the community in spite of the continuous effort of CHPA to mitigate these issues to the best of our ability when resources become available. The modular 's will continue to erode making it more difficult for CHPA to further to maintenance, utilities, safety and security.

CHPA also desires to provide more natural light for our students and staff. The current ten-plex modular, as well as the two classrooms, not only have half the space of a normal classroom, they also provide a significant reduced amount of light. Research shows that diminished natural light, especially during winter months, causes several conditions that negatively impact learning: depression, reduced mental stimulation, chronic drowsiness, and lethargic mental and physical behavior. After serving our charter community for the past twenty years in less than desired space the time has come for the CHPA to receive the same 21st century education that may urban and rural communities now benefit from with the BEST grant or bond/mill levy opportunities. Since CHPA is under the wing of District 60 the bond /levy opportunities are diminished. In 2019, District 60 was able to pass a \$210 million dollars. In spite of CHPA representing CHPA representing 6.2% of the funded student count of the district D60 allocated on \$1 million of capital funds and noted it had to be spent on District owned properties. This limits the funding opportunity for new facilities for CHPA. As a result, the BEST grant was selected to request funds for a new ECMS middle school and DPHH high school. We appreciate your consideration and hope that the committee will select CHPA for funding in current 2021-2022 BEST program.

**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?

When the new facility is completed, the costs to maintain the current inadequate educational modular complex would be mitigated. This would generate a significant amount of resources from increased energy efficiencies from the new facility. These costs alone of approximately \$240,000 would be released to support and offset the additional new facility. Also, CHPA would also utilize whatever capital resources that would be generated from the sale of the unused modular units to fund the

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

capital replacement fund for the new facility.

CHPA acknowledges that replacement costs may take an unexpected path over the coming years, as the economy and school funding priorities vary from year to year. These components will be incorporated :

1. A preventive maintenance schedule placed in our new SCHOOL DUDE work order system.
2. A facility replacement costs fund for building resources for future replacement/upgrades to the new facility.
3. Development of online operations and maintenance procedures for scheduled maintenance tasks and training purposes.
4. Ensure the commissioning is completed to verify the building systems/components are operating at their maximum designed efficiency.
5. A capital replacement amortization account or fund.

CHPA currently budgets capital improvements in its annual budget development and strategic planning process.

Administrative and Building leadership submit budget requests in the following categories:

1. Safety / Security
2. Compliance with Law/Policy
3. Educational Master Plan (indicate section) Instruction, Facilities, etc.
4. Academic Improvement
5. Organizational Improvement
6. Innovation
7. Professional Development

Requests are prioritized based on impact to student achievement annually. The Educational Master Plan is used to guide and reaffirm the planning priorities, including the related facilities planning that accommodates academic programming needs as well as growth. This method ensures that facilities are maintained with a capital improvement program incorporated in the CHPA annual planning process.

**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 2020, CHPA completed a bond refinance program to build a replacement for this inadequate school since a quality 21st state of the art education can no longer be attained in this facility due to its safety-security-technological shortfalls. Since 89% of middle school instruction is in aging modular campus consisting of nine building ECMS will be housed in the new facility beginning in the fall of 2022 until a permanent school can be constructed to accommodate a middle school 21st century education facility.

The Cesar Chavez Academy Elementary facility is a District 60 owned site that was built in 1952 and six two classroom modulars. It is a brick building with low ceilings and narrow hallways. The facility was shuttered at the time CHPA started the elementary academy. A great deal of improvements has been made to the facility since 2000 when CHPA was awarded the Charter for Cesar Chavez Academy. CHPA has upgraded lighting, removed a great deal of asbestos, added new metal exterior door sets, improved the site, and added a secured visitor vestibule in 2019. Thirty-nine percent (39%) of instructional is conducted in modulars space that where built in 1996. The modular space represents 35.3% of the total elementary space. In 2020, CHPA completed a bond refinance program to build a replacement for this inadequate ECMS since a quality 21st state of the art education can no longer be attained in this facility due to its safety-security-technological shortfalls.

The Ersilia Cruz Middle School Academy is currently grouped in nine buildings consists of five (5) two classroom modular' s, a ten-plex modular and a small cafeteria that were used at the time of acquisition by CHPA through the Building Corporation and a \$15.5 million bond in 2007. CHPA acquired two classrooms for electives in the CCA permanent Elementary wing that were added and improved with a District 60 Bond in 2010.

In 2018, ECMS was physically separated from the DPHH campus and relocated to the middle school modular campus to allow ECMS to have its own identity. Currently, 85.9% of instruction at ECMS is conducted in aging modular space. Most of these classrooms are approximately 600 sq ft and the two classroom modular are 500 sq ft. This creates an overcrowding situation now that ECMS has a waiting list for each grade. In addition, this modular middle school facility has 29 unsupervised entry/exit points. CHPA spent \$345,000 to improve the modular' s, including new exteriors, new paint, security cameras, new IT

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

communication upgrades, computer labs and new carpet in 2018. In 2019, CHPA upgraded two of the units electrical panels due to failure, rebuilt several ramps, and continued to improve the curb appeal with additional landscaping, security cameras and building access hardware at a cost of \$145,000.

The DPH High School was constructed in 2006 and opened in 2007. The high school facility includes a ten-plex classroom complex for the majority of the ten classrooms that are used daily, a kitchen/cafetorium, a large gym, a wrestling room, dance room and five classrooms in the DPH permanent high school building that provides educational space for 223 students. The DPH modular does not have fire sprinklers, has one ADA access bathroom stall in each bathroom for the boys/girls, four urinals in the boys and three stalls in the girls. Instruction at DPH is conducted daily in approximately 67% of the total DPH instructional space. The modular space represents 20% of the total building space including the athletic facilities. The modular space and permanent facilities have 12 unsupervised entry/exit points. CHPA continues to add security surveillance equipment to areas traveled by students in and out of the modular.

### **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:**

CHPA continues to maximize its capital expenditures with the limited funds that are available. In 2018, CHPA spent \$345,000 in the nine building middle school modular campus for improvements, consisting of reskinning three of the modular buildings, adding more security cameras to monitor a few more of the numerous hidden areas of the ECMS campus due to the layout of the eight buildings, landscaping beautification, repairing/replacing access ramps, replacing windows and improving communication/Internet access. CHPA replaced the nearly 20 year old carpet in all of the modular 's, improved lighting with the installation of new LED lights, replaced wood railings that failed, and improved the site and curb appeal with xeriscape landscaping.

In 2019-2020, CHPA spent an additional \$180,000 in capital upgrades in replacing aging wooden modular access desks/railing, replaced heaved sidewalks, painted the middle/elementary exteriors/interiors, hallways and upgraded early college laptops and elementary technology with I-pads.

Each year CHPA allocates operating revenues towards pending capital needs as part of its strategic budgeting process. However, the capital expenditure needs far exceed the available revenues. As a result, the ability to accrue adequate resources to replace the aging, inadequate, undersized modular building. The BEST grant will allow CHPA to eliminate its overcrowding issues that have occurred at its ECMS.

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

CHPA has not pursued any other funding sources for this facility. In 2020, CHPA refinanced its 2007 bonds to take advantage of the historically low-interest rates and to obtain funding to build the future CCA Elementary campus to replace the current Hyde Park facility that was constructed in 1952. This facility is obsolete and has a number of functional, educational, systematic, and capital deficiencies.

### **How do you budget annually to address capital outlay needs in your district/charter? Include \$/FTE for the prior fiscal year:**

When the new facility is completed, the costs to maintain the current inadequate educational modular complex would be mitigated. This would generate a significant amount of resources from increased energy efficiencies from the new facility. These costs alone of approximately \$240,000 would be released to support and offset the additional new facility. Also, CHPA would also utilize whatever capital resources that would be generated from the sale of the unused modular units to fund the capital replacement fund for the new facility.

CHPA acknowledges that replacement costs may take an unexpected path over the coming years, as the economy and school funding priorities vary from year to year. These components will be incorporated :

1. A preventive maintenance schedule placed in our new SCHOOL DUDE work order system.
2. A facility replacement costs fund for building resources for future replacement/upgrades to the new facility.
3. Development of online operations and maintenance procedures for scheduled maintenance tasks and training purposes.
4. Ensure the commissioning is completed to verify the building systems/components are operating at their maximum designed efficiency.
5. A capital replacement amortization account or fund.

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

CHPA currently budgets capital improvements in its annual budget development and strategic planning process. Administrative and Building leadership submit budget requests in the following categories:

1. Safety / Security
2. Compliance with Law/Policy
3. Educational Master Plan (indicate section) Instruction, Facilities, etc.
4. Academic Improvement
5. Organizational Improvement
6. Innovation
7. Professional Development

Requests are prioritized based on impact to student achievement annually. The Educational Master Plan is used to guide and reaffirm the planning priorities, including the related facilities planning that accommodate academic programming needs as well as growth. This method ensures that facilities are maintained with a capital improvement program incorporated in the CHPA annual planning process.

**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?**

Based on the current utility cost of nearly \$235,000 annually CHPA anticipates saving approximately \$150,000 in annual utility costs. As well as \$200,000 in capital maintenance annually.

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

CHPA is planning on vacating its inadequate modular middle school village complex and repurposing the existing middle school ten-plex as an administration facility if the unit can be moved, and destroying the individual two-classroom modular's. The high school ten-plex will be repurposed as a training center/transportation/facilities center if the units can withstand a move.

<b>Current Grant Request:</b>	\$31,712,838.06	<b>CDE Minimum Match %:</b>	14.00
<b>Current Applicant Match:</b>	\$3,328,971.95	<b>Actual Match % Provided:</b>	9.5
<b>Current Project Request:</b>	\$35,041,810.01	<b>Is a Waiver Letter Required?</b>	Yes
<b>Previous Grant Awards:</b>	0	<b>Contingent on a 2021 Bond?</b>	No
<b>Previous Matches:</b>	0	<b>Source of Match:</b>	
<b>Future Grant Requests:</b>	0		Funds have been set aside from 2020 Bond Refinance. These are secured at UMB Bank and have been earmarked for the BEST Grant match.
<b>Total of All Phases:</b>	\$35,041,810.01	<b>Escalation %:</b>	5
<b>Affected Sq Ft:</b>	114,503	<b>Construction Contingency %:</b>	7.5
<b>Affected Pupils:</b>	1,011	<b>Owner Contingency %:</b>	3
<b>Cost Per Sq Ft:</b>	\$306.03	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$37.80	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$268.23	<b>Does this Qualify for HPCP?</b>	Yes
<b>Cost Per Pupil:</b>	\$34,661	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	113	<b>Who owns the Facility?</b>	Charter School

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

The Charter School High School has no debt on the Dolores Huerta Preparatory High School Parcel. However, CHPA refinanced its 2007 Bond program in 2020 to construction a transitional school



# BEST FY2021-22 GRANT APPLICATION SUMMARIES

If match is financed, explanation of financing terms:

## Financial Data (Charter Applicants)

<b>Authorizer Min Match %:</b>	22.3	<b>CECFA or financing attempts:</b>	0
<b>&lt; 10% district bond capacity?</b>	Y	<b>Enrollment as % of district:</b>	7.00%
<b>Authorizer Bond Attempts:</b>	0	<b>Free Reduced Lunch %</b>	81
		<small>Statewide Avg: 47.28%</small>	
<b>Authorizer MLO Attempts:</b>	0	<b>% of PPR on Facilities:</b>	12
<b>Non-BEST Capital Grants:</b>	1	<b>FY20-21 CSCC Allocation:</b>	\$285,263.55
<b>3yr Avg OMFAC/Pupil:</b>	\$2,232.99	<b>Unreserved Gen Fund % Budget:</b>	0
	<small>Applicants Median: \$2,359</small>		<small>Applicants Median: 11%</small>
<b>Who will facility revert to if school ceases to exist?</b>	Once grant the BEST Grant award for the construction of the new permanent Ersilia Cruz Middle School & remodel Dolores Huerta Preparatory High School the current middle school consisting of 9 modular, CHPA will repurpose several of the large modular build		



Division of Capital Construction

## 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.

*The Chavez Huerta K-12 Preparatory Academy (CHPA ) 2021-2022 BEST application requests a partial waiver of \$2,095,000 of the required 14%, \$4,192,422 to offset costs that will be incurred to transition our Ersilia Cruz Middle School (ECMS) middle school campus from the D60 owned site to the CHPA owned Dolores Huerta Preparatory High School (DHPH) site as one integrated campus for the 2021-2022 academic year to enhance the safety, security and student/staff health. CHPA anticipated this move as a prerequisite to the educational success of our students. Should CHPA be awarded the BEST grant the 21-22 cycle this complex would serve as transitional ECMS middle school instructional space until the permanent facility is ready for occupancy.*

*CHPA needs to move its current bus barn to accommodate the new ECMS Best middle school. The bus barn is currently adjacent to the DHPH two classroom modular to improve student/staff safety to eliminate the possible injuries occurring with a bus backing up and hitting a student or staff members as well as eliminate to possibility of students hiding in a bus during the school day. The approximate cost of moving the bus barn facility is approximately \$1,300,000 with its solar support grid needs. This project needs to be started this summer in order to free up the space in a timely fashion and is targeted to be completed by the beginning of the 2021-2022 academic year. Listed below are a few of the educational enhancements that will occur with this transition.*

*If the CHPA waiver I approved, the project is shortlisted and funded, the matching amount waived will be used to provide state 21<sup>st</sup> century technology for the new schools including software and hardware that can available to propelled student engagement and achievement.*

- 1. 92% of the ECMS instruction space is currently conducted in the seven inefficient two classrooms modular thereby requiring middle school students to go outside in inclement weather while transitioning from building to building. This should lead to improved health for students/staff at ECMS and reduce for accidents to occur.*
- 2. The integrated facility would enhance the students' academic performance due to the increased collaboration/support that can be provided in an integrated complex. Teacher's will have larger classrooms than in the current ECMS two classroom modulars and the ECMS ten plex resulting in more room to assist students in the new integrated complex.*
- 3. The behavioral issues that have occurred the past few years will be minimized as the result of enhance security and administrative leadership immediate access to classrooms with in the new complex.*
- 4. Security will be enhanced as the result of reduced entry/exit access points that are currently at the ECMS middle school. Camera currently at the ECMS site will be redeployed throughout the new integrated ECMS campus.*
- 5. Secured lock downs will be enhanced with the elimination of the multiple entry/exit access points and thereby improving safety.*

*Should a waiver not be granted CHPA would need to adjust the 2021-2022 Adopted budget to allocate funds associated with the ECMS transitional middle school complex provide and postpone other instructional expenses since the ECMS transitional middle school is CHPA's first priority.*

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

*One extenuating issue that CHPA would appreciate the BEST board to consider in regard to the CHPA waiver request is the hundreds of thousands of dollars that have been spent by CHPA maintaining the Cesar Chavez Academy (CCA) 1952 vintage elementary school facility. In the D60 \$218-million-dollar capital bond, but D60 allocated only \$1 million for CHPA for capital improvements and mandated all of the \$1 million be spent at on the D60 owned property and not the CHPA owned facilities. This was in spite of CHPA representing 6.29% of the D60 student enrollment. If the prorated student approach for Bond fund sharing been utilized CHPA would have received \$13.2 million.*

*In addition, of the \$1 million allocated by D60 CHPA was required to prioritize a million dollars of the \$5.4 million priority needs for the CCA elementary campus only and not the entire CHPA facility. Since the timing of the request, the bond election and the funding allocation CHPA has spent approximately \$345,000 for items on the highest priority list since the items on the list failed and CHPA had no alternative but to replace them. Consequently, CHPA requested D60 reimburse CHPA for the \$345,000 amount. The request was subsequently declined by D60. CHPA has also replaced an air conditioning unit at DPHH at a cost of \$45,000 and upgraded a modular building to meet the medical standards of our wellness center at a cost of \$65,000. This center will help in maintaining the health of our students and staff.*

*CHPA anticipates that approximately \$150,000 to \$200,000 of modular improvement costs will be offset annually as the result of implementing the ECMS integrated facility transition at this time. These savings will be allocated for other instructional enhancements.*

*\*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: 22%

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

Applicant's Response: Y

Adjustment: - 5%

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

Applicant's Response: No

Adjustment: No Change

The ECMS Facilities and the DPHH campus are owned by CHPA. THE BEST grant is for the DPHH campus

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: 0% decrease of max 5%

D60 passed its first capital bond in 2019, CHPA was allocated \$1,000,000 in lieu of the PPR \$13.2 million for the D60 CCA Elementary Campus only and not the entire CHPA campus

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%

Empty rectangular box

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: -1.0% decrease of max 5%

Empty rectangular box

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

Applicant's # Attempted: 2

Adjustment: -5.0%

Applicant's # Attained: 2

Empty rectangular box

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

Applicant's Enrollment: 6.9%

Adjustment: - 3 %

Empty rectangular box

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

Applicant's FRED: 80%

Adjustment: -5%

Empty rectangular box

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

Applicant's % PPR: 12%

Adjustment: 1.0 %

K. Unreserved fund balance as a percent of budget.

Applicant's % of Budget: 0%

Adjustment: -5%

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.

CHPA has successfully obtained a CDBG with the City of Pueblo to extend 18th st to provide direct access to CHPA to enhance first responder safety. CHPA applied for SAFER funds to improve safety and security for interoperable communication and was left out of the D60 award. CHPA continues to work on a Daniels/GOCO for capital improvements and will submit a grant in the spring of 2021

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

CDE Minimum Match Percentage:

Richard A. Potter  
Deputy Fire Chief



1551 Bonforte Blvd  
Pueblo, CO 81001  
(719) 553-2830  
rpotter@pueblo.us

**Fire Department  
Administration**

January 29, 2020

To: Colorado Department of Education Building Excellent Schools Today (BEST) Grant Review Committee

Re: Chavez Huerta K-12 Preparatory Academy

Dear Sir or Madam

Please accept this letter of support for the Chavez Huerta K-12 Preparatory Academy's (CHPA) grant application. We know that the safety and wellbeing of our children is a priority for the Colorado Department of Education, the leaders at CHPA, as well as the first responders in the community. The proposed improvements in the CHPA campus will help us work with the leadership at CHPA to provide better emergency services for fire, emergency medical, and hostile situations. We work very closely with the Pueblo Police Department in preparing for what we hope will never occur, and the current location and facilities at CHPA create additional challenges for responders. In addition to limiting access for unwanted persons, the proposed design will provide a coordinated location to assist rescue personnel in locating persons in need of medical attention. This will greatly increase the likelihood of a more positive outcome because the CHPA campus is already remotely located from fire stations and emergency medical personnel. Any reduction in the time necessary to reach a patient's side is of great benefit. The modular room design currently in use at CHPA creates additional challenges for responders to locate patients by having different reporting locations.

We know that funding is limited, and you have a daunting task of deciding where to allocate these resources. It is our belief that the dollars invested in the Chavez Huerta Preparatory Academy would have a tremendous impact on this community and the students being served. Please do not hesitate to contact me if you have further questions.

Sincerely,

Richard A. Potter



Bob Schilling  
City Councilman  
District 1

1 CITY HALL  
PLACE, Pueblo, CO  
81003 719-250-4520  
bobschilling68@gmail.com

**City Council  
Administration**

January 30, 2020

To: Colorado Department of Education Building Excellent Schools Today (BEST) Grant Review Committee

Re: Chavez Huerta K-12 Preparatory Academy

Dear Grant Reviewer

As a City Councilman for the representing District 1 for the City of Pueblo that includes Chavez Huerta K-12 Preparatory Academy (CHPA) and the Hyde Park community, I am in full support of the CHPA charter school receiving a very much needed BEST capital grant for the construction of a permanent building to provide educational instruction for a student population that is 75% Latino and represents the lowest per capital income in the city of Pueblo.

CHPA has conducted their educational duties in less than adequate modular building for it Dolores Huerta Preparatory High School (DHPH) and Ersilia Cruz Middle School (ECMS) their performance results are commendable. DHPH has the highest graduation rate at 91.3% and the lowest drop out rate in the city in spite of the curriculum being a rigorous college preparation program.

A new middle school and an upgraded high school that significantly minimizes the number of public access points, has bigger classrooms, upgrades security systems, adequate bathrooms' facilities, and allows student to be exposed to weather elements at the beginning/end of school is highly desirable in this isolated part of the city. The Hyde Park community is very self-reliant and proud. The additional of a new facility for the Hyde Park community would enhance the stakeholders pride in this community and allow CHPA to become a pillar in the community.

Sincerely,

Bob Schilling  
City Councilman  
District 1



**Pueblo County  
Sheriff's Office**  
Kirk M. Taylor Sheriff  
J.R. Hall Undersheriff

Mark A. Mears  
Bureau Chief  
*Emergency Services*  
David J. Lucero  
Bureau Chief  
*Law Enforcement*  
Jeffrey S. Teschner  
Bureau Chief  
*Detention*

February 20, 2020

Colorado Department of Education  
Building Excellent Schools Today (BEST)  
Grant Review Committee

RE: Chavez Huerta K-12 Preparatory Academy

To Whom It May Concern:

On behalf of the Pueblo County Sheriff's Office, it is my pleasure to write a letter in support for the Chavez Huerta K-12 Preparatory Academy (CHPA) obtaining the highly esteemed BEST Capital Grant. CHPA is in need for a permanent building to provide educational instruction for student population in the city of Pueblo.

CHPA is managing their educational instruction in more than inadequate modular buildings at Dolores Huerta Preparatory High School (DHPD) and Ersilia Cruz Middle School (ECMS) campuses. Despite these unsuitable circumstances, CHPA's performance results are commendable, having the highest graduation rate of 91.3% and the lowest dropout rate in Pueblo with a challenging college preparation program.

A new middle school and an upgraded high school that significantly minimizes the number of public access points, has larger classrooms, upgrades security systems, adequate bathroom facilities, and allows student to be less exposed to weather elements.

We are committed to continue participating in collaborative efforts to improve the education of the Pueblo community and commit to providing the additional support for Chavez Huerta K-12 Preparatory Academy. We believe that the CHPA proposal meets the BEST Capital Grant's criteria to the furthest extent. If I can provide additional information to support this application, please feel free to contact me at (719) 583-6131.

Yours in Service,

Kirk M. Taylor  
Sheriff

909 Court Street • Pueblo, CO 81003 • Law Enforcement 719.583.6125 • Detention 719.583.6135 • Emergency Services 719.583.6200  
E-mail: sheriff@pueblocountynus



February 14, 2020

TO: Colorado Department of Education Building Excellent Schools Today (BEST) Grant Review Committee

RE: CHAVEZ HUERTA K-12 PREPARATORY ACADEMY (CHPA)

Dear Grant Reviewer:

Pueblo Community Health Center (PCHC) is the health care home for 28,000 people who reside in Pueblo. PCHC's newest delivery site is on the CHPA campus, which is a partnership to offer students integrated, high quality health care. CHPA students experience health disparities, particularly mental health illness. We are intervening to remove health care as a barrier to student success. Healthy students contribute to a safe, secure learning environment.

PCHC is in full support of the CHPA receiving a BEST capital grant to construct a permanent building to provide educational instruction for a student population that is 75% Latino from households with the lowest per capita income in the City of Pueblo. CHPA is conducting their educational instruction in less than adequate modular buildings at its Dolores Huerta Preparatory High School and Ersilia Cruz Middle School. Despite this challenge, the schools' performance results are worthy of high praise. DHPH has the highest graduation rate (91.3%) and the lowest dropout rate in the City within the context of a rigorous college preparation program. Our hats must go off to CHPA and I hope resources will follow to support their model of education.

A new middle school and upgraded high school will significantly reduce public access points, provide larger classrooms, better security systems, adequate bathroom facilities, and reduces students' exposure to volatile weather elements at the beginning and end of the school day. The campus is in a part of the City in which fire and police response times are longer.

The project meets the BEST criteria in an exceptional way. I urge the Committee to rate the proposal highly and hope CHPA will be a recipient of BEST funding. Please contact me if there is any other support that PCHC may be able to offer. Good luck to CHPA!

Sincerely,

Donald Moore  
Chief Executive Officer  
dmoores@pueblochc.org



110 East Routt Avenue, Pueblo, CO 81004  
(719) 543-8711 • www.PuebloCHC.org



● **Facilities Impacted by this Grant Application** ●

**JULESBURG RE-1 - PK-12 Replacement - Julesburg ES - 1952**

District:	Auditor - Julesburg RE-1
School Name:	Julesburg ES
Address:	525 SPRUCE STREET
City:	JULESBURG
Gross Area (SF):	31,395
Number of Buildings:	1
Replacement Value:	\$8,927,279
Condition Budget:	\$3,631,441
Total FCI:	0.41
Adequacy Index:	0.47



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,348,472	\$890,442	0.66
Equipment and Furnishings	\$237,147	\$236,535	1.00
Exterior Enclosure	\$1,338,573	\$113,472	0.08
Fire Protection	\$1,710	\$341,420	199.69
HVAC System	\$957,635	\$33,296	0.03
Interior Construction and Conveyance	\$1,791,241	\$1,265,272	0.71
Plumbing System	\$479,906	\$459,895	0.96
Site	\$1,536,294	\$602,526	0.39
Structure	\$1,236,301	\$30,000	0.02
<b>Overall - Total</b>	<b>\$8,927,279</b>	<b>\$3,972,858</b>	<b>0.45</b>

**JULESBURG RE-1 - PK-12 Replacement - Julesburg HS - 1957**

District:	Auditor - 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:	\$16,705,477
Condition Budget:	\$7,451,659
Total FCI:	0.45
Adequacy Index:	0.39



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,800,000	\$2,710,951	0.97
Equipment and Furnishings	\$451,643	\$514,740	1.14
Exterior Enclosure	\$2,240,533	\$307,371	0.14
Fire Protection	\$51,432	\$599,345	11.65
Furnishings	\$585,750	\$366,094	0.63
HVAC System	\$2,823,926	\$217,945	0.08
Interior Construction and Conveyance	\$3,136,273	\$1,535,391	0.49
Plumbing System	\$933,898	\$760,903	0.81
Site	\$1,786,108	\$955,364	0.53
Structure	\$1,895,915	\$52,312	0.03
<b>Overall - Total</b>	<b>\$16,705,477</b>	<b>\$8,020,416</b>	<b>0.48</b>



# BEST FY2021-22 GRANT APPLICATION SUMMARIES

**Applicant Name:** JULESBURG RE-1

**County:** SEDGWICK

**Project Title:** PK-12 Replacement

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

1

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

**If Yes, please explain why:** Yes, we applied for a school replacement PK-12 grant last year in the BEST FY20-21 grant cycle. Based upon the BEST Board scoring of our application last year, our new school replacement grant application was ranked as the first back-up project eligible to receive a Lease Purchase grant. Since then, our community has successfully passed our required matching money bond election in November 2020 with over 61% of our community voting yes in support of the urgency/need to replace our old schools, so our funding is ready, upon receipt of a BEST grant award.

## 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: Health Science, Business, IT, Agriculture, STEM, Education, Legal & Law Enforcement, Hospitality & Tourism and Cybersecurity |   | <input type="checkbox"/> Other:             |  |

## General Information About the District / School, and Information About the Affected Facilities:

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 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 Elementary School building was built in 1952 and is a separate facility located four blocks from the Jr./Sr. High School Campus.

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. The football and track facility is located 6 blocks from the Jr./Sr. High School Campus.

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 so they can connect their learning to the real world and their post-secondary career aspirations. Each CTE pathway provides our students with the ability to also participate in Career Technical Student Organizations that include: HOSA, FBLA, SkillsUSA and FFA along with obtaining numerous course and pathway certifications.

The Julesburg School District has a wonderful history of community support and a proven track record for innovation in providing diverse, high quality educational opportunities for our students despite our limited resources related to our remote geographical location, limited budget and declining facilities.

Since last year's application, we have continued to work through, improve upon, and refine the best solution for our children's needs. We have invested additional time in re-confirming the new building and site program to ensure a new school will serve the needs of several generations of Julesburg students.

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In addition, we have performed geotechnical studies, asbestos surveys, Phase I ESA's, structural assessments, sewer scopes and furthered our agreement with the Town of Julesburg regarding utility and roadway requirements and determined the details of a land-swap agreement with the Town. All of this due diligence has been performed to better understand the extent of the deficiencies in our schools and ensure the most efficient use of our bond and grant funding in replacing these aging facilities.

## Deficiencies Associated with this Project:

-- DISTRICT-WIDE SAFETY/SECURITY/HEALTH --

### SEPARATE CAMPUS SECURITY & UNSAFE TRAVEL

Our 3 campuses are spread across town and students travel 3 blocks each way multiple times throughout the day to eat breakfast and lunch (the HS school does not have a kitchen or cafeteria) and attend classes on the campuses.

There are 10 registered sex offenders in the town of Julesburg, some of which live along the path students travel, causing them to pass the homes of offenders. And this is not an idle risk: Students have been followed and harassed by these known sex offenders and other alarming individuals. The risk the back-and-forth travel poses to students is significant. On a per capita basis, and for a town that is not even a mile wide nor a mile long, the number of offenders is unheard of.

In addition to students being followed by sex offenders, we have had students viciously attacked by dogs which required Emergency Room care, along with numerous and ongoing injuries/accidents students have suffered traveling daily between campuses.

Furthermore, in the event of lockdowns/emergency safety protocols, students have been unable to receive notification or hear safety announcements while between campuses. In these cases, students have been stranded outside of the safety of the school or isolated on the wrong campus, unable to return to their home campus or continue classes until the lockdown is lifted.

These risks are alarming. Sharing spaces on separate campuses is an urgent safety risk to our students.

### UNSECURED CAMPUSES

The ES and HS Campuses are not secure. 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 doors are not equipped with door lock or intrusion detection devices to alert staff to open or ajar positions. While teachers and staff monitor these, we have had people/parents walk directly into classrooms on numerous occasions and confront teachers in front of students. At other times, parents have banged on doors to get in without going through administration.

The main entrances are very difficult to find which further invites attempted access through the many unsecured doors. At the main entries, we have a voice only buzz-in system; there are no security vestibules and no direct or visual connection to admin. Once in the front door, visitors can bypass administration and have access to the entire school.

### SAFETY & SUPERVISION RISKS

The HS School was designed with weaving corridors and numerous hidden areas which make supervision of HS students extremely difficult. Similarly, the ES has bending, tight hallways that get overcrowded, chaotic and significantly impede our ability to oversee the kids. Despite the best efforts of our staff, it is nearly impossible to keep an eye on every hidden area. Staff offices are near main entrances but again, line of sight from administration offices is severely limited in the ability to monitor the many access points and/or hallway activity.

### HIGH CARBON DIOXIDE LEVELS

Safe indoor carbon dioxide levels are 400-1000 ppm. When indoor CO2 levels exceed 1000 ppm, studies have shown it can impact cognitive performance by as much as 50% and cause headaches, drowsiness, increased heart rate and nausea.

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

- ES levels were tested and ranged from 1107- 3159 ppm, up to 3x the safe amount.

- HS levels tested from 1359- 2680 ppm. The gym recorded levels ranging from 4000- 7000 ppm.

These levels are severely high and are likely affecting students and staff more than we know since symptoms develop at 1,000 ppm and our buildings are 3x that amount.

### HVAC

Ongoing poor air quality issues have resulted in recurrent and prolonged absences for students. The State's Facility Assessment reports, "the exhaust systems are ineffective and functionally not working."

Furthermore, in the current pandemic environment, the inability to properly ventilate classroom air presents students with a much higher risk of transmission for COVID-19 and poses serious health risks to students and their families. In fact, some families have chosen to keep their students at home this year due to the pandemic and, it is our staff's belief, this is also in part due to our ventilation system issues.

An HVAC 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 students continue to breathe the same poor, contaminated air.

The HVAC systems have been maintained and upgraded over the years with a conversion to geothermal systems in 2006 at the ES and 2010 at the HS. However, even with the improvements, air exchanges do not meet code requirements. Air quality and temperatures (often below 60 degrees) do not meet reasonable comfort levels. The only solution is a full replacement of the air handlers and interior wall mounted units.

### NO CLINIC SPACE

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. This is a HIPPA violation and impedes the ability for students to have privacy when receiving medical care, such as insulin shots or other medications.

### ASBESTOS

Our schools have a significant amount of asbestos, so much that a full and complete abatement is unrealistic. Our strategy has been encapsulation as a stop-gap measure. 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.

### UNSAFE STUDENT DROP-OFF

Our site constraints do not allow for separation between parent drop-off, bus drop-off and truck deliveries. Without a dedicated area, students are dropped off on a public street in front of the main entrance - a street which is busy, congested and often stacked with delivery vehicles, passing semi-trucks, and parents dropping their children off on both sides of the street. These conditions create high risk situations for our children every morning and afternoon as they attempt to cross to the main entry. Including for our littlest children as PK does not have a dedicated drop off either.

There is not an area for service delivery to separate it from pedestrian traffic.

Drainage issues on our site create icy conditions for our little pedestrians who have been injured by slipping and falling on icy streets on their way to school. We do not have curbs cuts at entrances. Very few areas of the school perimeter are lit.

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

The State's Adequacy Index, which is high for both of our schools, reflects these conditions. None of these site design deficiencies meet CDE Construction Guidelines.

## HVAC & THERMAL ISSUES

A mechanical engineer has analyzed our HVAC systems and reported the ground source heat pump is inherently deficient. Even if we were to perform all suggested performance enhancements, the report states the system is sized for minimum ventilation airflow and unable to support any substantial increase. It is limited in its "ventilation effectiveness and [ability to] minimize the spread of airborne pathogens including SARS-CoV-2 (Covid-19)."

Many of the HVAC units are not ducted to outdoor air. The units are 100% recirculating the same poor air throughout the building.

Space heaters and coats are routine requirements to keep students warm enough during the winter as controls to maintain reasonable classroom temperatures are not functioning, creating uncomfortable learning environments (often below 60 degrees) and impacting students' ability to focus on their education. The building orientation, draftiness of the exterior wall system, brick/block wall construction with no insulation, compounds the HVAC system deficiencies.

## FAILED PLUMBING & WATER QUALITY

The main sewer line is broken and sewage routinely backs up every couple of weeks spilling out onto the basement floor, creating a horrible mess and offensive smells; we are routinely forced to relocate students away from the areas to minimize their exposure.

The main water line has broken and, without running water, required the school to close for several days. To access the line for repairs, a horizontal boring machine was needed to bore under the classroom addition which was built on top of the main water line.

Water quality is a significant issue and staff considers it to be unsafe for consumption. We have to provide water dispensers throughout the school and students bring their own water from home.

The plumbing fixtures are original to the facility, aged, failing and require replacement. Necessary and continuous repairs on restroom fixtures and plumbing line connections have left open maintenance holes under sinks which would require hiring professional masonry and tile contractors to repair the walls after each repair.

The plumbing lines are wrapped in asbestos and inaccessible underground. Repairs are extremely difficult, if not impossible.

## STRUCTURAL

A 2021 engineer report states "structural concern and further investigation is warranted" as water has intruded, rusted and exposed reinforcing. The building's concrete foundation has cracking and settlement issues, which "left unrepaired, further deterioration will take place and compromise the capacity of the structure in the area."

## FAILING BUILDING ENVELOPE & INTERNAL WALLS

The roofing system is failing. We have numerous internal leaks which damage ceilings and disrupt the use of classrooms during wet conditions. The State's Facility Assessment notes exterior walls are reaching end of life/ need replacement. Exterior brick veneer is cracking; door frames have warped due to age and settling and allow moisture to seep in under doors; many exterior doors are warped and difficult to open and close.

The CMU walls are cracking, are not insulated and allow significant noise transfer in classrooms, and limit our ability to make upgrades for technology or electrical needs.

-- JR/SR HIGH SCHOOL --

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

The gym & HS 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.

## HVAC & THERMAL ISSUES

Unhealthy CO2 levels are coupled with high radon levels in the office area. Due to the age of the systems, bathroom odors and sulfur smells from art room sinks permeate the air. The exhaust systems are failing. The mech. 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.

## FAILED PLUMBING & WATER QUALITY

Water quality is also an issue at the HS, so we provide water dispensers throughout the HS for students to get drinkable water. The sanitary system backs up constantly in the art classroom. Pipes burst in the locker rooms in cold temps (due to a fractured line per master plumbers report). Faucets are inoperable in the science lab. Gas lines are shut off due to leaks in the system. These deficiencies disrupt education, limit our ability to provide adequate learning environments and require constant maintenance.

## ELECTRICAL

The electrical system is failing, at max capacity and requires replacement of: distribution equipment, panelboards, feeders, branch wiring.

### **Diligence Undertaken to Determine the Deficiencies Stated Above:**

Despite our on-going maintenance plan & annual expenditures, deficiencies have built-up over nearly 70 years of school operations. These have been observed by administration & staff & were a major reason for developing a master plan to address these concerns. Deficiencies were also identified in CDE's Assessment Report.

In 2019 we formalized this information by working with The Neenan Company to develop a Master Plan to best address the District's needs. Evaluation of student population & curriculum requirements were reviewed & recorded in the Ch. 3 Educational Suitability. Facility assessment & staff interviews recording major safety, security, health, & educational deficiency issues at each school property were documented in Ch. 4 Facility Assessments. Data collected throughout was captured in Ch. 5 Interpret & Analyze Data. The entire CDE Assessment was reviewed & a re-assessment requested based on some inconsistencies. The state re-reviewed & revised the Assessment to be more accurate in Jan 2020.

Since our grant application in 2020, we have performed several studies & investigations which are above & beyond what is typically performed prior to receipt of a grant. The additional studies are listed below & included as exhibits.

## CO2 TESTING & REPORT

In Jan 2020, CO2 testing & readings were recorded in both our school buildings. As noted above, the readings were extremely high, in most cases 3X the recommended levels. This severely impacts the health of our students.

## STRUCTURAL ENGINEERING ASSESSMENT

A structural engineer assessed the building in Jan 2021 & reviewed stair-step cracking observed in the walls of the ES gym, foundation spalling at the ES classroom wing, cracking in the HS gym & shifting/settlement issues at both schools.

## MECHANICAL ENGINEER ASSESSMENT

A mechanical engineer reviewed all of our current systems in Jan 2021 & noted deficiencies in fresh air being introduced into the schools. Due to this lack of ventilation, students breathe re-circulated air which could contain pathogens or virus particles such as COVID-19.

## ENVIRONMENTAL TESTING & REPORTING

In March 2020, both school buildings were thoroughly sampled to identify & quantify any hazardous materials such as

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

asbestos, lead & radon. This report will eventually be required for demo of the existing buildings & goes well beyond the typical 3-year AHERA reporting requirements. We solicited 2 separate estimates for abatement costs to ensure our grant is accurate.

In Jan 2021, we performed a Phase I ESA on all existing sites to confirm no environmental hazard (fuel tanks, contaminated soils) exist. One underground fuel tank, abandoned in the 1990's, was discovered near our bus barn facility. This tank will not need to be removed & additional costs to the grant were avoided.

### SUBSURFACE INVESTIGATION & REPORT

In Jan 2021, we had a geotechnical engineer perform auger borings on our existing school sites to uncover building debris from our original schools. Building debris was found at the HS site but thankfully the engineer did not recommend removal & we do not expect this to impact our demolition budget.

### SEWER LINE SCOPING & REPORT

In Jan 2021, we had the sewer main scoped at the ES & HS. At the ES site, we discovered a large break in the main line & the main to be beyond its useful life. Full replacement of this main line was recommended by the plumbing company & adds to the already deficient plumbing system.

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 previous decision to ultimately build a new PK-12 school on a new site, as these assessments continued to drive the cost of existing system replacement up even higher.

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

Through our extensive Master Planning process, we determined the best solution to be:

#### - A NEW PK - 12 BUILDING ON A NEW SITE

Our Board, District and community worked together to determine the best solution to resolve the safety issues for our children and to make sure it would be the most responsible use of our community's bond funding capacity and, if awarded, the State's contributions. Based on the overwhelming majority of votes for the matching bond election in Nov 2020, it is evident our community has bought into our proposed solution and is willing to invest their own tax dollars make sure new school is built to resolve our urgent safety issues.

After investigating the reuse of our existing facilities, it was determined the cost of repairs, coupled with the necessary improvements to make our facilities 21st century learning environments, would far outweigh the cost of building a new school. Not only this, but the structures of our facilities would not have the life expectancy in order to make it wise to invest so much into their repairs and renovations. Therefore, the team determined a new PK-12 building on a new site will provide the district with the best solution far into the future. The building will provide a 21st century learning environment for our students that is healthy, safe, and secure.

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.

### BRINGING STUDENTS AND STAFF TOGETHER

In the master planning process, the school district identified many advantages of combining the schools into a single K-12 building that increases safety, increases educational benefits for students, and improves staff and operational efficiency for the school district.

The most important factor is 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

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

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, both of which improve student outcomes.

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.

Many options were explored and reviewed to utilize existing sites and remodeling existing buildings to provide a PK-12 option. While it seemed that adding elementary to our existing Jr/Sr high school was the right solution initially, the site constraint made that impossible and it didn't address safety issues related to students walking to fields for PE and athletics. Ultimately the use of existing sites proved impossible due to their size, and the utilization of existing buildings proved too costly- and space inefficient. It was determined the most cost efficient, space efficient, and beneficial long-term solution was to provide a new building on a new site.

### HEALTHY & SAFE ENVIRONMENT FOR 21ST CENTURY LEARNING

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.

### PK-12 CONSOLIDATION AT JULESBURG SCHOOL DISTRICT

The new Pre-Kindergarten through 12th grade school on a new site provides the district with a safe, healthy, state-of-the-art facility which is more space efficient and cost efficient so funding can be spent on our students, rather than the continuous need to spend money for temporary repairs on failing building components in outdated, inadequate and unsafe buildings. The new facility at approximately 75,500 square feet is roughly 10,400 square feet less than what is currently being maintained by the district.

Within this selected option, classroom sizes are based on CDE Public School Facility Construction Guidelines 1 CCR 303(1) for traditional PK through HS models. Sports facility courts, tracks and fields are sized based on CHSAA competition regulations.

Note: The program included is based on our historic pupil count over the last 15 years, which is typically around 280 students. This year our enrollment is down by approximately 10%, entirely due to the coronavirus pandemic. We fully expect enrollment to return to the normal trend of 280 for the past 15 years, as several families who have chosen to home school or enroll their children online have informed us they will return to our school once the safety risks related to the pandemic subsides and vaccination is prevalent among our students and staff.

### Due Diligence Undertaken in Defining the Stated Solution:

Throughout our Master Planning process we consistently assessed our District's needs & engaged students, staff & community in the solution. We developed six different options for analysis & input to be sure all possibilities were explored. These options are captured in Ch. 6 Options.

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After identifying the benefits & drawbacks of each option, & pricing each, results were shared in several community meetings & school board meetings to achieve consensus & buy-in on a preferred option. Based on the feedback received, Option E: New PK - 12 on a New Site was chosen. This information was captured in the final section, Ch. 7 Strategic Plan.

For the 2020 BEST application, a site on the west side of town was identified. The master plan was used to establish program requirements & a plan was developed to verify the site's viability. Construction cost estimates were developed based on current sq ft costs in NE Colorado.

Since our 2020 application we have reviewed/verified the building program, finalized property boundaries & re-verified the total cost of the project. The District has taken significant steps to study the new site & minimize as much risk as possible. The following studies have been performed & are included as exhibits:

### ALTA SURVEY

Last year, since the BEST Board ranked our new school project as the 1st back up project, In Oct 2020, the state authorized & completed an ALTA survey of the new site of our new school. This survey depicts 17.79 acres which will be donated to the District at no cost by the Town of Julesburg as noted below.

### Phase I ESA

In Oct 2020 a Phase I - ESA was performed. The ESA noted pesticides & herbicides could have been used on the site. A Phase II was performed, pesticides were below regulatory standards & herbicides were not detected, which avoids costly environmental clean-up on the site.

### GEOTECHNICAL REPORT

In Jan 2021 geotechnical borings were performed on the new site to receive a recommendation for a foundation system for a new building. The results of the report indicate a typical spread footer & foundation system can be used, which keeps the budget in the grant on target.

### FIRE PROTECTION ENGINEER ASSESSMENT

In Jan 2021 an engineer prepared an expert opinion of available water for use on the new site & for the new building's fire sprinkler system. Via this analysis we discovered a large (tens of thousands of gallons) water storage tank & fire pump system may be required & have adjusted our grant budget accordingly.

### LAND-SWAP AGREEMENT WITH TOWN

Our BOE & Town Board approved a Land-Swap Agreement, where the Town inherits the district's current land, while the district obtains the new site land depicted in the ALTA Survey at no cost.

### TOWN UTILITY EXTENSIONS

The town has agreed to fund \$50,000 of the utility extensions & the school will be responsible for any additional costs. Our grant budget reflects this agreement.

### CDOT REVIEW PROCESS

With our new site bordered by two different State Hwys we have had several meetings with CDOT to understand their requirements & review processes related to building our new school. Our budget includes estimated costs for CDOT infrastructure improvements.

### MULTIPLE CONSTRUCTION COST ESTIMATES

We received 2 completely independent construction cost estimates for the new school. Having the benefit of 2 estimates provides additional confidence in the accuracy of our budget included in our application. These estimates are based on historical unit & sf costs, as well as construction of current/active school projects in NE Colorado.

### COST COMPARISON TO PREVIOUS BEST GRANT AWARDS

Our MP team prepared sq ft & cost metrics of our project compared to other rural PK-12 projects that received BEST Grants to



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verify the project is a reasonable size & cost.

This additional due diligence has helped minimize risk to the project & significantly reinforced the accuracy of our budget and requested BEST Grant amount.

### How Urgent is this Project?

The longer we delay replacing our unsafe/unhealthy schools, that are nearly 70 years old, the greater the risk posed to the safety and health of our students and staff. The following safety/security deficiencies directly affect our students and present an immediate risk to their safety and health.

- Three separate campuses force students to walk 3-6 blocks multiple times daily, on city streets, where our students are being harassed by known sex offenders, attacked by dogs and injured by slip and fall accidents.
- Buildings & Campuses are unsecured and not fenced from public streets and lack secure entry/exit points.
- Both Schools do not have a separate and safe student drop-off, bus drop-off or delivery access.
- CO2 levels in the schools are 3X the acceptable level.
- Water quality is so poor, buildings do not have potable water, students have to bring safe drinking water from home.
- HVAC systems are improperly functioning, students wear coats inside the classroom.
- Poor air ventilation, especially concerning during the pandemic.
- The school has no clinic space, making it difficult to safely treat/quarantine students, especially during a pandemic.
- Degraded underground plumbing and sewer line backups affecting classrooms, which cannot be repaired due to exposed asbestos.
- Improper egress and/or nonexistent ADA accessibility.
- Numerous building systems are failing, have failed, or are inefficient and unable to meet performance requirements.

The daily shuffle described above is dangerous, inefficient, and impedes quality education. A campus lockdown is nearly impossible in the event of an emergency. In a letter from Sedgwick County Sheriff, Carlton Britton, he states "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."

Sheriff Britton continues, "One of the major safety issues is the drop-off and pick-up at the Julesburg [ES]. Due to the design of the roadway and the location of the school building it is very congested. If there is no parking available, parents are stopping in the lane of traffic and letting their students out. I have seen students running from a parked vehicle into the roadway having close calls of being struck. I have seen students standing in the roadway trying to see around parked cars. It is very dangerous for everyone involved." He goes on to share similar concerns for the high school and express concern for multiple exterior doors "creating a risk of unwanted or unauthorized people into the school."

Despite our planning, Julesburg cannot fund a long-term school solution on its own. With our bonding capacity, the best we can do is band-aid our school deficiencies. If not funded, we will continue to maintain unsafe and inaccessible facilities. Every year, we devote more time and money to immediate repairs of major systems instead of fixing root problems.

Our school board understands the urgency of providing a new safe and secure building and has identified an additional monetary contribution of \$1,500,000 in excess of the statutory waiver maximum to address these needs as soon as possible.

Finally, our community also understands the urgent need to provide our students with a safe school as evidenced by the results of our November 2020 Bond election. Our voters had a voice, with a 61% Yes vote, our community overwhelmingly said the safety issues for our students are urgent and need to be resolved immediately. The passage of our Bond election shows strong support within our community to pursue the BEST Grant immediately to fund a new PK - 12 building to resolve the urgent safety needs of our 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:**

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This project is a new building on a new site for Pre-Kindergarten through High School for the Julesburg School District. The scope of the project conforms to CDE Public School Facility Construction Guidelines 1 CCR 303(1) for traditional PK through HS models.

### **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 ageing 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 and were built to required codes and standards of the industry 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:**

Julesburg Elementary School is a 31,395 square foot, 1-story building located in Julesburg, Colorado. A main building was 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 pre-kindergarten through sixth grades and serves as the district's only cafeteria and kitchen.

Julesburg Jr./Sr. High School is a 54,462 square foot, one-story building located in Julesburg, Colorado 80737. The gym was built in 1955 and the High School was added in 1978. The School serves seventh through twelfth grades. 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 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.

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

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

- 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

## **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, knowing full well this project was listed as the first alternate lease-purchase project at the time of last November's election and that the bond is contingent upon receipt of the BEST Grant. Without a BEST grant, our maximum allowable bond funding is not enough to provide the required facilities for a healthy, safe, and secure environment for our students where they can learn and grow.

### CAPITAL RESERVE FUND CONTRIBUTION

We recognize BEST funds are limited and there is a great deal of need across the state. Per BEST, Julesburg meets the Statutory Limit Waiver requirement, meaning BEST does not require the District to contribute more to the project than our bond limit. Our district has also been planning for this eventuality of capital improvements and replacement of systems for several years. In an effort to maximize our financial contribution to this project and to our facilities, our Board has identified appropriated funds which can be directly allocated to the Project. We are prepared to make an additional monetary contribution of \$1,500,000 in excess of the statutory waiver maximum contribution, which is a significant amount for our District. We hope this will enable state dollars to go further and will be a "win-win" for the District and the State by freeing up BEST Grant funding for other projects and school districts.

### ADDITIONAL SCOPE OUTSIDE OF BEST GRANT

In addition to the \$1,500,000 noted above, we have also worked extremely hard to develop a strong capital reserve fund in recognition of the needs of our district. Our priority is the replacement of our existing unhealthy and unsafe schools, which we hope and expect the grant and matching bond to fund. However, we have two additional needs which do not directly impact students' health and safety, but are important to district operations, and thus we have not included these in this BEST Grant Application. 1) Our transportation building needs replaced and relocated to our new site, and 2) A stand-alone concessions building allows our school building to remain locked and secured while providing parents and community convenience during athletic events. For each of these scopes, Julesburg plans to leverage capital reserves of approximately \$700,000 and will not utilize any BEST grant funds. This brings our District's total monetary and construction contribution to \$2,200,000 for the project.

### OTHER FINANCIAL RESOURCES

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.

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, including the following:

- \$258,256 from the William Stretesky Foundation for a playground, early education center operations, our iPad program, a journalism camera, musical instruments, stoves, computers, and media/art supplies
- \$112,962 from the Colorado Health Foundation for our elementary school playground
- \$228,557 from REAP/SRSA for textbooks, technology upgrades, and computers
- \$47,000 from the Temple Hoyne Buell Foundation for our early education center
- \$15,000 from the NE Colorado Health Department for health and fitness
- \$11,509 from the CDE Lunch Grant Program for a walk-in freezer
- \$5,000 from Thomas D. Buckley Trust for early education center operations
- \$700 from the Campbell Foundation for handrails at the football stadium

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 student athletes attending both The Revere and

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

Julesburg School Districts are hosted at Julesburg. Baseball practices and competitions for student athletes attending both The Revere and Julesburg School Districts are hosted in Ovid the site of the Revere School District. This athletic cooperative agreement and sharing facilities allows both school districts to avoid duplicating expensive sports related facility, maintenance and replacement costs.

**How do you budget annually to address capital outlay needs in your district/charter? Include \$/FTE for the prior fiscal year:**

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. Typically we spend as much as our budget will allow. 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.

As noted in the Facility Condition section, our District has made approximately \$5,900,000 of capital improvements to all facilities in our district over the course of the last 15 years, which has been a very significant capital outlay for a district of our size and are primarily due to replacement of systems and materials which have reached or exceeded their useful life. These issues are not for lack of maintenance, planning, or capital expenditures in the District.

Major Facility improvement/upgrade projects include: encapsulating asbestos floor tile, renovation of public restrooms and locker rooms, roof replacements at both the ES and HS and replacement of our outdated system with a new high efficiency lighting system.

Despite all that we do & continue to do to maintain our facilities, our efforts cannot overcome the reality that our buildings are at the end of their useful life and need to be replaced.

**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 reduction in the overall utility costs with a new building but are still planning conservatively at \$85,000 annually until any savings are 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 district and the town, the existing properties are to be clear of any known hazards prior to the existing properties transferring. The budgets for demolition, site clearance and abatement are included in our budget estimate and has been investigated thoroughly in 2020/21. We have also received 2 abatement bids and 3 demolition bids to ensure the costs included in the grant are as accurate as possible.

<b>Current Grant Request:</b>	\$33,470,964.00	<b>CDE Minimum Match %:</b>	49.00
<b>Current Applicant Match:</b>	\$8,177,379.00	<b>Actual Match % Provided:</b>	19.63434416
<b>Current Project Request:</b>	\$41,648,343.00	<b>Is a Waiver Letter Required?</b>	Statutory
<b>Previous Grant Awards:</b>	0	<b>Contingent on a 2021 Bond?</b>	No
<b>Previous Matches:</b>	0	<b>Source of Match:</b>	
<b>Future Grant Requests:</b>	0		November 2020 Bond (\$6,677,379) and capital reserve fund (\$1,500,000)
<b>Total of All Phases:</b>	\$41,648,343.00	<b>Escalation %:</b>	4.25
<b>Affected Sq Ft:</b>	75,500	<b>Construction Contingency %:</b>	5
<b>Affected Pupils:</b>	244	<b>Owner Contingency %:</b>	5
<b>Cost Per Sq Ft:</b>	\$551.63	<b>Historical Register?</b>	No

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

<b>Soft Costs Per Sq Ft:</b>	\$88.80	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$462.78	<b>Does this Qualify for HPCP?</b>	Yes
<b>Cost Per Pupil:</b>	\$170,690	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	309	<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>	225	<b>Bonded Debt Approved:</b>	\$6,721,470
<b>Assessed Valuation:</b>	\$33,851,789	<b>Year(s) Bond Approved:</b>	20
Statewide Median: \$108,716,681			
<b>PPAV:</b>	\$150,452	<b>Bonded Debt Failed:</b>	
Statewide Median: \$173,681			
<b>Unreserved Gen Fund 19-20:</b>	\$6,878,788	<b>Year(s) Bond Failed:</b>	
Statewide Median: \$2,880,535			
<b>Median Household Income:</b>	\$48,750	<b>Outstanding Bonded Debt:</b>	\$6,721,470
Statewide Avg: \$59,201			
<b>Free Reduced Lunch %:</b>	53.30%	<b>Total Bond Capacity:</b>	\$6,770,358
Statewide Avg: 47.28%		Statewide Median: \$21,743,336	
<b>Existing Bond Mill Levy:</b>	0	<b>Bond Capacity Remaining:</b>	\$48,888
Statewide Avg: 6.7		Statewide Median: \$13,529,004	
<b>3yr Avg OMFAC/Pupil:</b>	\$1,691.27		
Applicants Median: \$2,359			

Division of Capital Construction

District Statutory Limit Waiver for BEST Grant

A partial / full (circle one) district match reduction is requested due to:

22-43.7-109(10) (a) C.R.S. A school district shall not be required to provide any amount of matching moneys in excess of the difference between the school district's limit of bonded indebtedness, as calculated pursuant to section 22-42-104, and the total amount of outstanding bonded indebtedness already incurred by the school district.

A. Applicant required minimum match for this project based on CDE's minimum listed percent (Line items A * C from grant application cost summary)	<u>\$20,407,688.07</u>
B. School District's certified FY2020/21 Assessed Value	<u>\$33,386,897</u>
C. District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. (Line B x 20%):	<u>\$6,677,379.40</u>
D. Proposed match/new bonded indebtedness if the grant is awarded (Statutory Limit):	<u>\$6,677,379.40</u>
E. Current outstanding bonded indebtedness:	<u>\$0.00</u>
F. Total bonded indebtedness if grant is awarded with a successful 2021 election (Line D+E). This should be equal to Line C:	<u>\$6,677,379.40</u>

**Note:**

The Julesburg School District is also contributing \$1,500,000 from their capital reserve fund in addition to the statutory bond limit of \$6,677,379.40 for total match of \$8,177,379.

School District: Julesburg School District Re-1  
Project: 194 - Julesburg PK-12 Replacement School  
Date: February 5<sup>th</sup>, 2021



Signed by Superintendent:

Printed Name: Shawn C. Ehnes

Signed by School Board Officer:



Printed Name: Tammy Aulston

Title: Treasurer - Board of Education



SEDGWICK COUNTY SHERIFF'S OFFICE

C. Britton  
SHERIFF



315 Cedar St. Julesburg, Colorado 80737  
970-474-3355 — 888-344-3355 — Fax 970-474-2749

February 14, 2021

To: Whom it may concern

Reference: Safety issues around the Julesburg schools

To whom it may concern this letter is to help inform the grant board of the safety issues around the Julesburg Schools.

- One of the major safety issues is the drop off and pick-up of students at both the Julesburg Elementary School and high school.
  - At the Julesburg Elementary School we have very narrow two lane road with parallel parking. Due to the design of the roadway and the location of the school building it is very congested. If there is no parking available, parents are stopping in the lane of traffic and letting their students out. I have seen students running from a parked vehicle into the roadway having close calls of being struck. I have seen students standing in the roadway trying to see around parked cars. It is very dangerous for everyone involved.
- At the Julesburg High School we have very narrow two lane road with parallel parking
  - I have observed multiple students getting dropped off on the street, and then having to run between the traffic to reach the school grounds.
- One of the other concerns from the Law Enforcements stand point is having multiple campuses and having the sports complex in a third location. Due to multiple locations I have observed students walking back-and-forth daily.
  - 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 whom have followed or harassed the students while they are walking from campus to campus.
  - We have been dispatched to vicious dogs attacking students causing them to seek medical attention.
  - We have asked the schools to go on lock downs/outs for multiple safety reasons. Due to the lock downs/outs the students are unable to travel back-and-forth.

- On both the Julesburg High School and Elementary School there are a large amount of doors, entry/exit areas. I have seen students and faculty using multiple doors while exiting the building. The doors that are being used are being accidentally stuck open. Creating a risk of unwanted or unauthorized people into the school.
- Both Julesburg Elementary School and High School have limited visibility to who is approaching our school to enter. Neither building has a security that prevents visitors from having full access to our school building and all classrooms. Once they walk through the front entrance door they have full access to the students and staff throughout the entire building at both schools.

Thank you for your time in this matter if you need anything please contact me at the below information,



Sheriff Carlton C. Britton  
Sedgwick County Sheriff's office  
315 Cedar St.  
Julesburg CO 80737  
[cbritton@sedgwickcounty.gov](mailto:cbritton@sedgwickcounty.gov)  
Ph: 970-474-3355  
Fax: 970-474-2749

● **Facilities Impacted by this Grant Application** ●

**EATON RE-2 - MS Replacement/Addition - Eaton ES - 1928**

District:	Auditor - Eaton RE-2
School Name:	Eaton ES
Address:	25 Cheyenne Avenue
City:	Eaton
Gross Area (SF):	36,490
Number of Buildings:	2
Replacement Value:	\$8,981,214
Condition Budget:	\$4,505,979
Total FCI:	0.50
Adequacy Index:	0.33



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,483,641	\$620,863	0.42
Equipment and Furnishings	\$392,260	\$279,242	0.71
Exterior Enclosure	\$1,417,334	\$101,868	0.07
Fire Protection	\$12,332	\$360,645	29.25
HVAC System	\$1,783,234	\$1,588,946	0.89
Interior Construction and Conveyance	\$1,478,247	\$995,329	0.67
Plumbing System	\$409,229	\$349,179	0.85
Site	\$641,182	\$557,279	0.87
Special Construction	\$162,092	\$0	0.00
Structure	\$1,201,664	\$0	0.00
Overall - Total	\$8,981,214	\$4,853,351	0.54

**EATON RE-2 - MS Replacement/Addition - Eaton HS - 1955**

District:	Auditor - Eaton RE-2
School Name:	Eaton HS
Address:	114 Park
City:	Eaton
Gross Area (SF):	135,940
Number of Buildings:	6
Replacement Value:	\$40,712,723
Condition Budget:	\$19,926,913
Total FCI:	0.49
Adequacy Index:	0.23



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$5,955,086	\$4,346,651	0.73
Equipment and Furnishings	\$883,171	\$464,396	0.53
Exterior Enclosure	\$4,923,777	\$187,175	0.04
Fire Protection	\$17,863	\$1,481,086	82.91
Furnishings	\$670,214	\$0	0.00
HVAC System	\$9,700,802	\$9,104,051	0.94
Interior Construction and Conveyance	\$5,578,316	\$3,563,160	0.64
Plumbing System	\$1,957,102	\$671,335	0.34
Site	\$3,742,162	\$1,613,640	0.43
Special Construction	\$1,114,717	\$30,000	0.03
Structure	\$6,169,512	\$32,314	0.01
Overall - Total	\$40,712,723	\$21,493,808	0.53



# BEST FY2021-22 GRANT APPLICATION SUMMARIES

**Applicant Name:** EATON RE-2

**County:** WELD

**Project Title:** MS Replacement/Addition

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

2

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

**If Yes, please explain why:** The feedback we received for our application last year was that we needed to do a better job of explaining that the unsafe conditions at Eaton Elementary school caused the need to complete work at the existing high school campus.

## Project Type:

- |  |   |   |  |
|--|---|---|--|
| <input type="checkbox"/> New School                    | <input type="checkbox"/> Roof               | <input checked="" 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 checked="" type="checkbox"/> <b>Other:</b> This plan demolishes Eaton Elementary and replaces it by moving them to the MS and moving MS students to Eaton High School. |  |

## General Information About the District / School, and Information About the Affected Facilities:

Weld County School District RE-2 (Eaton) serves the communities of Eaton, Lucerne, Galeton, and part of Severance. The economic base centers around farming, ranching, dairies, the oil/gas industry, and small-scale manufacturing. It is also a popular bedroom community for families that work in the nearby communities of Greeley, Windsor, Fort Collins, and Loveland. ESD educates 1,942 students K-12 in five buildings. The district also provides preschool for 92 Colorado Preschool Program (CPP) students for a total of 2,034 students served in local schools. Five students are transported to schools outside the district for services to make the total funded count of students 2,039. Eaton Elementary (erected 1955) serves 395 K-2 students. Benjamin Eaton Elementary opened in 2003 and now serves 393 3rd-5th grade students. Galeton Elementary (erected 1918/1968/1988) operates in the town of Galeton with a single class per grade serving 113 PreK-5 students. Eaton Middle School (erected 1977) serves 484 6th-8th grade students, and Eaton High School (erected 1928/1962/1988) serves 557 9th-12th grade students. In 2020, all five schools in the district were accredited by the state at the highest performance level. All of the facilities are available for public use most weekends and evenings for community events, club athletics, and fundraisers.

In 2015 the district formed a facilities committee to develop a long-term facility master plan. The process of writing the facilities master plan began in earnest in December of 2017 when the district began to evaluate and hire professional consultants to assist. The district hired an owner's representative, an architectural team, and a Construction Manager/General Contractor (CM/GC) to develop a facility master plan. The team frequently met to evaluate the needs of the district and develop a budget for the master plan. ESD also worked with facility assessors from CDE to update our facilities' insight information for each school and had the School Safety Resource Center conduct a school safety audit for the district. The district established three broad goals for future solutions in the master plan.

- Increase safety and security at all District facilities by creating a secure entry sequence, and by connecting physically separated buildings into a single building at facilities with multiple buildings.
- Address building infrastructure issues.
- Increase the enrollment capacity of the district.

Eaton School District's funding level from the state continues to be in the bottom 10% of all school districts in the state. Low funding has affected our ability to maintain our facilities and forces us to redirect these funds into operational costs. In 2018, the board of education determined that the district's facility needs are such that it made sense to pursue a facilities bond in the November 2018 election. Unfortunately, the facility bond was defeated by the voters. The community worked together to revise the master plan in 2019 and placed a facilities bond on the ballot again in November of 2019. This time the district was successful! Part of the master planning involved securing additional funds for the projects through the BEST grant fund. ESD formed a steering committee in January of 2019 and decided to submit a \$1,995,359.91 grant for secure entries at every

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

school site. BEST funded the secure entries grant, and the facilities bond provides the 76% matching amount of \$1,516,473.60. The committee also recommended the district pursue another BEST grant to address additional safety concerns at the existing Eaton High School Campus. The district has identified \$40 million in deferred maintenance that has accumulated because of funding shortages. Even with the passage of the facility bond, the district is unable to fund \$20 million of the deferred maintenance, and that is why ESD is seeking a second BEST grant to supplement our budget.

### Deficiencies Associated with this Project:

The master planning team identified several deficiencies at Eaton Elementary School.

#### Site Circulation and Parking Deficiencies:

Eaton Elementary, located next to county road 74, one of the busiest in Weld County, creates safety concerns inherent in its size and location. The lot is only 3.9 acres and, as such, does not provide a safe drop-off area for students. As the student population grew at EES along with businesses in the downtown area it occupied traffic and student safety during arrival and dismissal emerged as an issue. With the addition of a large shopping center, a bank, and several fast-food stores the town added a four-way stop sign to the intersection of CR 74 (Collins) and Maple on the south-east corner of EES. Maple street sits on the east side of EES and houses the original off-street bus drop-off lanes. The four-way stop prevented the buses from completing a right turn onto CR 74 without entering the other lane of traffic eliminating the ability to use the off-street bus drop-off. It could not be efficiently used for parents either because it is too close to the intersection to allow traffic to flow. The district built fencing along CR 74 to allow buses to drop and pick up students there with adult supervision. Parents are directed to drop or pick up students along the three other streets (Maple, 1st, and Cheyenne). Pedestrian circulation occurs on the perimeter sidewalks, all of which need to be replaced. No ADA curb ramps exist. There is no off-street parking. The kitchen service area is very small on the west side of the school along Cheyenne Ave. The dumpsters are located here without room for screening or gates without losing the small driveway.

#### Playground Deficiencies:

The north playground has very old play equipment with improper fall zones and materials. The equipment does not meet code/ADA/ or age-appropriate guidelines. The asphalt play surface is in poor condition. The south playground has the same deficiencies.

#### Asbestos Deficiencies:

Eaton Elementary has friable asbestos in countertops, pipe insulation, and block filler.

#### Building Envelope:

There are numerous brick-mortar joints that need some minor repairs to help prevent further deterioration. There are also several areas, especially on the west elevation where the horizontal masonry reinforcing is rusting and popping out mortar at 2 feet on centers vertically. There are several stair-stepping cracks in the mortar and bricks in places and need to be. All masonry control joints need to be cleaned and re-sealed. There is some efflorescence in several areas on the brick that needs to be further investigated. Between classrooms, the masonry walls stick out past the building 10 feet or so and most do not have metal coping. The brick and mortar are deteriorating in these areas. Repair or replace many damaged wood soffits. All wood soffits and fascia need to be re-finished and/or painted. The hollow metal doors have been replaced recently but are missing weather stripping. The door frames are in need of painting/repair or replacement. The perimeter building to sidewalk joint needs to be sealed. The general condition of the building envelope, other than the roof and windows, is in poor condition.

#### Building Systems:

Mechanical – HVAC systems are not operating at peak efficiency or comfort. The heating water distribution system is original (1955) and is beyond its service life. Replacement is recommended as maintenance and repair will continue to increase. The cooling system is a low-end terminal or package equipment that was installed in 2006. It only has a service life of 15 years and will be due for replacement in 2021. Portions of the system do not provide adequate ventilation. The BAS is a partial system and is not fully integrated for maximum comfort. The MDF/technology room does not have adequate cooling or ventilation.

Plumbing - The plumbing systems are functioning; however, they are beyond their expected life, as they were installed in 1955. There is no backflow device on the incoming domestic water. There are no public restrooms that meet ADA requirements.

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

Fire protection – The building does not have fire sprinklers. The Fire alarm system is outdated, does not meet the current code, nor does it have voice evacuation.

Electrical - The overall condition of the service and the distribution system is aged but in fair working condition. It appears to be undersized for the facility, however, based on the current use and due to the increase in electrical equipment needs over the years as well as having two modular buildings being sub-fed from the distribution switchboard. Panelboards throughout the school are in reasonable condition but not code compliant and are not sufficient for any growth. In addition, the distribution raceways, conductors, and panelboards should all be replaced with larger/adequate capacity panels and feeders to allow for the local class areas to add sufficient power for class functions and to have code-compliant equipment (meet short circuit ratings and be arc flash compliant). In general, the lighting system is based upon T-8 and older fluorescent luminaires. The lighting system was installed in the original building in approximately 1955 and luminaires have been replaced in various locations since. Lighting levels and associated controls are inadequate throughout the facility. The control systems appear to be older-style controls that are difficult to modify and adjust. The exterior lighting systems consist of general site lighting around the perimeter of the building only. The building perimeter lighting has been partially replaced over the last few years on a piecemeal basis by the maintenance personnel. They were metal halide/ compact fluorescent luminaires which have been upgraded individually to be LED lamped equipment. However, it should be noted that the replacement was to upgrade the lamp in the existing housing. The LED replacement lamp was not intended to be in these housings. There are also still luminaires that have not failed; subsequently, they have not been upgraded to LED lamping.

Undersized Classrooms and Common Areas:

Kindergarten classrooms are below industry standards ranging from 500 SF to 860 SF. Art, music, media, and technology classrooms are all 900 SF, well below standard. The cafeteria is only 1,468 SF and can only serve three classes at a time over six lunch periods beginning at 10:30. The gym is very small at 2,459 SF. The original stage at 383 SF is unusable as a stage and is currently storage. The nurse's office is only 162 SF and is not ADA compliant. The teacher's lounge is only 237 SF and does not include a sink. The original bathrooms that serve the cafeteria and gym are very small (two toilets per gender) and not ADA compliant. Special education occupies an office space of 200 and 243 SF and does not have ADA bathrooms adjacent. EES is navigated with a single, narrow hallway designed for 300 students. Other intervention services are housed in a 600 SF room divided with portable walls. There is no storage within the building, so four portable sheds are housed in the playground.

Building Security Deficiencies:

The administrative suite is too small and can't be moved to the secure entry without substantial renovation. There is not a secure entry vestibule with a line of sight to the admin office. Further safety concerns are students traveling to modular classrooms for their music, art, library, and computer classes. Only a chain-link fence sits between the playground and the busy streets located all around the school.

The existing Eaton High School facility will be improved as part of the districtwide solution for this issue at Eaton Elementary, as detailed later in the solution section, however, EHS has some deficiencies of its own, which will need to be resolved to safely accommodate middle school pupils.

Deficiencies Identified at the Existing Eaton High School:

Site Circulation and Parking Deficiencies:

The historic EHS campus has added multiple buildings for student classrooms that are outside the main building to accommodate student growth over time and added programming to meet the needs of 21st-century learners. This also includes an adjacent maintenance and transportation facility. Walking outside between all of the exterior classrooms is not ideal for protecting students from potential threats. Secondly, the current site plan does not have room for secure pick-up/drop-off areas. Finally, the current main building comprises the historic two-story building and the 1966/1988 additions on the west side that are connected through a narrow hallway of classrooms. Because this is the only way to travel indoors between the two main structures it causes heavy congestion and overcrowding during every passing period. There is also not enough off-street parking to serve either staff, students, or events. In summary, the site plan causes three deficiencies, unsecure travel to exterior classes, unsafe dropping and picking up, and an overcrowded narrow, main hallway.

ADA Deficiencies: The historic part of EHS was built in 1929 as a two-story school with no handicap access to the second floor.

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

The building does not have an elevator or ADA-compliant bathrooms and doorways. Any person needing an accessible bathroom must travel a long distance to reach a bathroom they may use. The current remedy when a student needs access to a class located on the second floor is to move the entire class to a first-story classroom. As the EHS population grows, this remedy has become increasingly difficult. Safe access to the second floor is needed to ensure all students have access to equal education.

**Asbestos Deficiencies:** Eaton High School has friable asbestos in countertops, pipe fittings, and the boiler. To accommodate the average size of middle school classrooms it is necessary to remodel the 1929 classrooms to make them large enough to accommodate middle school students. The asbestos had to be abated prior to the remodel and that took place during the summer of 2020. This work was completed with bond funds and is not part of the BEST Grant request.

Listed below are identified safety deficiencies that are relevant to the grant application but not part of the request. The district will fund these parts of the project using the 2019 Facilities Bond fund.

**Transportation and Maintenance Buildings:**

- The district manages its transportation and maintenance operation directly behind the main building of EHS. Students must walk in the area where buses, trucks, and vans are traversing as they travel to the classrooms across the high school campus. A new operations facility will be completed in the spring of 2021 at a separate site. The existing buildings will be demolished to make room for a secure drop-off area for students. This project is funded by the 2019 facility bond and is not part of this funding request.

**Secure Entries and Controlled Access Deficiencies:**

- None of the main offices at any of the five district schools (Eaton High, Eaton Middle, Galeton Elementary, Eaton Elementary, and Benjamin Eaton Elementary Schools) have a direct line of sight to keep visitors out until being vetted. Nor do they have a secure vestibule to contain visitors. This deficiency already has an approved remedy with the support of our 2019 Bond and funding from a 2019 BEST grant for secure entries across the district.

### **Diligence Undertaken to Determine the Deficiencies Stated Above:**

The district has deeply analyzed the safety and security of each building in the district. In November of 2018, the district asked the Colorado School Safety Resource Center (CSSRC) to perform a safety audit for the district. ESD also gathered data from our 2018 and 2019 CDE facilities insight assessments with the generated Facility Condition Index (FCI) for each school. Additionally, the district relied on the analysis provided by our architects and CM/GC during the development of the facilities master plan that was completed in the fall of 2018 and updated in August 2019.

The Colorado School Safety Resource Center safety audit identified numerous things the district could do to improve the safety of students. A broad summary of the report shows that the district needed to do more to safely manage how people (students, staff, and visitors) enter and exit the facilities, how students are dropped off and picked up at school, and how students and staff securely move between classes once at the school. The district has a current remedy in place to build secure entries with controlled access in each school. The deficiencies identified by CSSRC that remain are creating secure drop-off areas at EES and EHS and eliminating the need to walk outside EHS to attend classes.

The CDE facilities insight assessments identified millions of dollars of deferred maintenance and safety concerns in all district facilities. Our master planning efforts included investigations into all of our building systems (HVAC, plumbing, wiring, communications, etc.), air and water quality, traffic analysis at select sites, and structural analysis. In addition, the district contracted with a demographer to assist the long-term planning committee in developing guidelines for the size and grade span of the district schools that would be best for the students and their families. The committee used all of this information to develop the long-term master facility plan that helps prioritize both student safety needs and growing numbers of enrollment. The district also has been in contact with the Colorado Historical Society to ensure that all projects meet their guidelines and requirements in our designated historical buildings at the existing high school.

Weld County has designated county road 74 as an arterial road which is a county-wide extension of the state highway system moving substantial traffic from State Hwy 85 and I-25 to the west. The traffic and stop signs make it impossible to use the original bus drop-off lane that was designed when busses were smaller. Several students have been hit by cars over the last

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

twenty years and each time the school has studied how to improve safety, but without extra land to create an off-street area, the only solution has been increased adult supervision before and after school. The site already has a four-classroom modular building to accommodate students and no room for any expansion. Deferred maintenance includes an estimated \$5,285,235.00 for items identified as an immediate priority for repairs or replacement.

CIVIL: \$463,103.00 for site circulation, parking, paving, site utilities, site drainage, landscape/irrigation, playgrounds.

ARCHITECTURAL: \$820,890 for building envelope, doors/hardware, interior finishes, casework.

MECHANICAL: \$2,047,500.00 for HVAC, air handling, building automation system, MDF cooling, building recommissioning.

PLUMBING: \$999,075.00 to replace the plumbing system and classroom sinks.

ELECTRICAL: \$161,742.00 to replace systems, lighting.

SECURITY & TECHNOLOGY: \$149,659.00 for secure entry, intercom/public address.

FOOD SERVICE: \$231,000.00 to replace kitchen equipment.

With no room for creating a secure drop-off and millions of dollars of deferred maintenance, it was clear that investing more money into an unsafe location was not the best long-term solution. Demolishing the building and moving the students to a safer location would make the most sense.

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

The data collected identified safety issues at all buildings and campuses. One school site, Eaton Elementary School (EES 1955), had such a small footprint that there was no cost-effective way to remedy the safety issues there. Solutions considered involving rebuilding on-site would have been untenable due to the undersized lot at 3.9 acres and high traffic location in the growing downtown area. The current high school campus did not have enough space to adequately remedy all the safety issues necessary for the needs of the largest school in the district. With these two constraints in mind, the solution developed in the current master plan is to demolish EES and relocate those students to the existing middle school, move the middle school students to the high school campus, and build a new high school. The existing high school campus is large enough to accommodate the middle school students but still requires improvements to ensure student safety at this campus. The solution is also complicated by the historic designations of the 1928 wing with its beautiful auditorium and the 1962 gym. The designation does not allow the district to repurpose the use of those areas in classrooms. With these constraints in mind, it was clear that the solution was an addition rather than repurposing existing space. Ensuring middle school students are safe will involve replacing the “campus” style outside classrooms with a two-story ADA compliant addition to the historic section of the existing high school and creating secure drop-off areas using the space once occupied by the other buildings. The near and long-term cost and benefits of accomplishing these goals largely through reinvestment of renovations and additions at existing properties were determined to be significantly lower than building a new middle school or a new elementary school on a new site. As mentioned earlier, a previously approved project will remedy the secure entry and will therefore not be discussed in this application. The existing high school campus shares athletic fields with the current middle school including a stadium with a track, softball, tennis, and baseball facilities. The middle school will continue to use the shared facilities for physical education, athletics, and community recreation while the high school will use it to supplement their new facility.

Work requested through BEST Grant 2021

- Build a new two-story addition connecting the historic two-story 1929 wing of EHS to the 1966/1988 wing. This addition will provide ADA access to the second floor and bathrooms, allow students to pass to all classes while inside the facility, and create a second passing hallway that will alleviate congestion in the 1966 wing.
- Create a secure outdoor learning commons in the area created between the new addition and existing wings that will allow students to study and present outdoors while still being securely within the school grounds.
- Build a secure, off-street drop-off area for busses north of the new addition where the transportation and maintenance facilities once stood.
- Build a secure, off-street drop-off area for cars south-east of the main entrance where the Agricultural/Construction Trades building once stood.

Proposed Work Funded by the District:

- Demolish Eaton Elementary School and sell the land after abating.
- Abate asbestos on the existing EHS campus.
- Demolish the Agriculture/Construction Trades, Greenhouse, Technology/STEM, Transportation, and the Maintenance buildings at EHS.

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

- Remove and sell modular classrooms from EHS.
- Convert classroom space used in the 63 North building to district technology administration center.
- Other proposed work not included in this grant application includes tackling deferred maintenance for existing HVAC, electrical, lighting, communication, and plumbing systems throughout the building, remodeling existing classrooms too small to accommodate the larger middle school class sizes, and creating the secure entry area. The district will also need to convert the practice field into a secure playground area suitable for middle school students.
- Convert Middle School into an Elementary School.
- Construct a new High School.

### **Due Diligence Undertaken in Defining the Stated Solution:**

Eaton School District began master planning in 2015 with a community outreach facilitated by the district demographer. Based on the feedback from this outreach, the district started the process of creating a Master Facilities Plan in December of 2017. At that time the Board of Education engaged RLH Engineering to act as their owner's representative and assist them in assembling a team to develop a plan that would provide adequate investigations and possible solutions to district facility needs. RLH also ensured the district followed industry and state standards for selecting firms to contract with. In early 2018 the district hired RB+B Architects to create the long-term facilities master plan. RB+B analyzed each facility in the district. Next, FCI was engaged as the Construction Manager/General Contractor (CM/GC) for the existing high school portion of the project and to provide estimates for proposed projects for safety and security across the district. The district also asked the Colorado School Safety Resource Center to conduct a safety audit. Insight report updates were requested from the CDE for all buildings as well. RB+B assisted the district in public outreach and the board decided to propose a facilities bond in the November 2018 election. The solution in that bond was to demolish Eaton Elementary School and replace it with a new elementary school while renovating other schools in the district. That bond failed. The board conducted several months of community outreach in early 2019. The District Facilities Long-Range Planning Committee began updating the master plan based on the new community feedback. The key to the solution still triggered on addressing the problems identified at Eaton Elementary. With no room for creating a secure drop-off and millions of dollars of deferred maintenance, it was clear that investing more money into an unsafe location was not the best long-term solution. Demolishing the building and moving the students to a safer location would make the most sense. The community feedback identified that keeping high school students at the current location was not desired because of the lack of parking and security of students traveling between buildings and through the adjacent transportation center.

The solution that the planning committee developed was the domino plan described in the previous section that started with demolishing EES and moving them to the existing middle school. The new long-term plan was proposed to the community as a facility bond in the November 2019 election and that new plan passed. Even with this new funding source, the district is unable to fund all of the deficiencies identified during our investigations. The district has identified \$40 million in deferred maintenance that has accumulated because of funding shortages. Even with the passage of the facility bond, the district is unable to fund \$20 million of the deferred maintenance, and that is why ESD is seeking a second BEST grant to supplement our budget. We have secured our matching funds and are willing to match at a higher rate than we were assigned (59% to 76%).

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

Eaton RE2 has completed its due diligence for this project through extensive investigations and community outreach for the best solutions. The community developed a master plan that was approved in a facility bond in November of 2019. It is urgent that the school district secures the 2021 BEST Grant funding to coordinate with the matching funds available to the district through the facility bond project that is already underway. The lack of off-street drop-off and pick-up at Eaton Elementary and Eaton High school is the most urgent safety issue, followed closely by overcrowding at both schools. Students have been hit by vehicles even with strict supervision from staff. ESD is grateful to report there have been no incidences of school violence or attempted school violence while our high school students travel between classes, however, the urgency to ensure that this safety concern is remedied is a high priority for 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?**

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

The Weld County School District RE-2 (Eaton) consists of 5 school campuses (serving 1,942 students), a district office, a food service building, a transportation facility, a maintenance facility, and a technology services building. The capital reserve / capital projects budget allocations for the past five fiscal years were as follows:

16-17 = \$ 577,500

17-18 = \$ 597,500

18-19 = \$ 770,000

19-20 = \$ 735,000

20-21 = \$2,775,000 (Note: The budget assumed \$2M to be spent on the purchase of land in the Severance area; therefore, leaving \$775,000 x 0.28 = \$217,000)

Eaton High School serves 552 of the 1,942 students or 28%. At 28% of the population, it is safe to say that \$217,000 of this is available for building improvements at EHS on an annual basis. We allocated \$1,993,006 in budget indicator 710 (district level maintenance) in 2020-2021. The budget includes all district-level operations employees such as director, assistant director, etc. It is safe to say on an annual basis that this amounts to an allocation of \$558,042 to EHS maintenance. Altogether, we estimate that at least \$775,052 per year is allocated to maintain EHS, with \$465,000 to be placed in reserves to support future major repairs when they arise.

The district maintains highly qualified and well-trained maintenance staff. The maintenance team has developed facilities master plan building standards around controls, mechanical systems, instructional technology, entry systems, and roofing systems. This is demonstrated by Benjamin Eaton Elementary school that is now 18 years old but still looks brand new. The district will also capitalize on this opportunity to provide staff with professional development in maintaining new systems and finishes.

**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 focus of this application is on improving student safety at Eaton Elementary School by eliminating and demolishing this building and moving the students to the existing middle school campus and move the middle school students to the existing high school campus. Eaton Elementary School (EES) was built to the industry standards of the time in 1955 to serve 300 students in grades K-5 in a two-track school. EES sits on one square city block of 3.9 acres, which is a very small site for an elementary school. It borders the downtown area, a residential area, and County Road 74 (Collins Street), which is the main east/west traffic corridor for vehicles traveling from Fort Collins to the west (Harmony Road) out to Galeton to the East.

Eaton High School (EHS) will be improved through this grant as part of the solution to the deficiencies at EES. EHS was originally built in 1928 as a two-story school presumably beyond the standards of its time, as evidenced by its historical designation and lovingly improved over the years, with additions to accommodate district growth.

**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 years many projects have taken place at Eaton Elementary School to maintain the building and accommodate student needs. At EES in 1960, an additional two classrooms were added. In 1972, the entry courtyard was infilled with a library addition. In 1977 a new middle school was built and fifth-grade students were moved there. Later, all fourth-grade students began to be transported to Galeton Elementary as a way to manage growth at EES. In 2002, a new elementary school was built on the west end of Eaton and Eaton Elementary began serving K-2 students only as a six-track school. In 2008 modular classrooms were added to the site to accommodate growth and are now serving around 400 students each year on a site designed for 300.

Likewise, many improvements have taken place at Eaton High School since it was built in 1928. The 1928 historic portion contains classrooms, counseling offices, and the school auditorium. In 1962, a classroom wing was added to the original 1928 building along with the vaulted gym, pool, and main entrance. The gym is also designated as historic. Further additions were completed in 1988 to house an auxiliary gym, music room, and library. Several external buildings have been added to the campus to address district growth. This includes the transportation center (1962), the agriculture science building (1940), the STEM building (1977), the modular classrooms (1998), the greenhouse (2002), and the maintenance building (1985). In 2018, portions of the old administration offices were renovated for additional classrooms alongside the district technology center in

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

a building built in 1963 called 63 north. In 1998 EHS was awarded a grant from the State Historic Preservation Fund to complete restoration to the exterior of the building. The district renovated the cafeteria and the administrative support center of EHS in 2003. EHS was approved for a BEST grant in 2011 to abate asbestos, replace heating water, and replace domestic hot water piping.

The district completed a lease-purchase project in 2006 to replace boilers and airflow piping at various schools to improve energy consumption. Capital projects that have taken place in the last three years include repairs to roofs and windows that have been damaged by hail at both EES and EHS.

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

Eaton School District's funding level from the state continues to be in the bottom 10% of all school districts in the state. Continued low funding has affected our ability to maintain our facilities and forces us to redirect these funds into operational costs. In 2018, the board of education determined that the district's facility needs are such that it made sense to pursue a \$75 million facilities bond in the November 2018 election. Unfortunately, the facility bond was defeated by the voters. The community worked together to revise the master plan in 2019 and placed a facilities bond on the ballot again in November of 2019. This bond was successful! The bond will provide the matching funds for this grant (if approved). ESD is also planning to increase the assigned matching amount from 59% to 76%. Part of the master planning involved securing additional funds for the projects through the BEST grant fund. ESD formed a steering committee in January of 2019 and decided to submit a \$1,995,359.91 grant for secure entries at every school site. BEST funded this grant, and the facilities bond provides our 76% matching amount of \$1,516,473.60. Based on our facilities bond budget, it makes sense to assume the 76% match previously assigned to the district instead of accepting more money from BEST with our new assigned match of 59%.

### How do you budget annually to address capital outlay needs in your district/charter? Include \$/FTE for the prior fiscal year:

The District prioritizes its facilities capital needs projects. The Group Priorities are 1's, 2's, and 3's. The 1's being the highest priorities. The Scope of Work for each project is described in detail to help determine the Group Priority. Typically, there are so many needs within the District for maintaining the facilities that the district usually doesn't get to the 2nd tier of priorities. For the fiscal year 2020-2021, the General Fund transferred to the Capital Reserve / Capital Projects fund an amount equal to \$540,000. Although, as of 2009-10, the minimum allocation per-pupil amount went away, the District maintained the 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?

NA

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

Eaton Elementary School will be demolished at the completion of the project.

<b>Current Grant Request:</b>	\$3,754,759.92	<b>CDE Minimum Match %:</b>	59.00
<b>Current Applicant Match:</b>	\$11,890,073.08	<b>Actual Match % Provided:</b>	76
<b>Current Project Request:</b>	\$15,644,833.00	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	0	<b>Contingent on a 2021 Bond?</b>	No
<b>Previous Matches:</b>	0	<b>Source of Match:</b>	Eaton RE2 will use the 2019 Facilities Bond for the matching funds.
<b>Future Grant Requests:</b>	0	<b>Escalation %:</b>	5
<b>Total of All Phases:</b>	\$15,644,833.00	<b>Construction Contingency %:</b>	3
<b>Affected Sq Ft:</b>	31,409	<b>Owner Contingency %:</b>	5
<b>Affected Pupils:</b>	484	<b>Historical Register?</b>	Yes
<b>Cost Per Sq Ft:</b>	\$498.10	<b>Adverse Historical Effect?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$61.26		



## BEST FY2021-22 GRANT APPLICATION SUMMARIES

<b>Hard Costs Per Sq Ft:</b>	\$436.84	<b>Does this Qualify for HPCP?</b>	Yes
<b>Cost Per Pupil:</b>	\$32,324	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	299	<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>	1,955	<b>Bonded Debt Approved:</b>	\$128,500,000
<b>Assessed Valuation:</b>	\$710,993,250	<b>Year(s) Bond Approved:</b>	19
Statewide Median: \$108,716,681			
<b>PPAV:</b>	\$363,772	<b>Bonded Debt Failed:</b>	\$75,000,000
Statewide Median: \$173,681			
<b>Unreserved Gen Fund 19-20:</b>	\$6,174,330	<b>Year(s) Bond Failed:</b>	18
Statewide Median: \$2,880,535			
<b>Median Household Income:</b>	\$81,984	<b>Outstanding Bonded Debt:</b>	\$131,855,000
Statewide Avg: \$59,201			
<b>Free Reduced Lunch %:</b>	26.90%	<b>Total Bond Capacity:</b>	\$142,198,650
Statewide Avg: 47.28%		Statewide Median: \$21,743,336	
<b>Existing Bond Mill Levy:</b>	14.866	<b>Bond Capacity Remaining:</b>	\$10,343,650
Statewide Avg: 6.7		Statewide Median: \$13,529,004	
<b>3yr Avg OMFAC/Pupil:</b>	\$2,123.57		
Applicants Median: \$2,359			

**● Facilities Impacted by this Grant Application ●**

**JOHNSTOWN-MILLIKEN RE-5J - HS Conversion into MS - Roosevelt HS - 1968**

District:	Auditor - Johnstown-Milliken RE-5J
School Name:	Roosevelt HS
Address:	616 NORTH 2ND STREET
City:	JOHNSTOWN
Gross Area (SF):	141,325
Number of Buildings:	3
Replacement Value:	\$41,975,018
Condition Budget:	\$19,869,652
Total FCI:	0.47
Adequacy Index:	0.08



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$6,272,164	\$4,011,658	0.64
Equipment and Furnishings	\$1,022,776	\$517,326	0.51
Exterior Enclosure	\$6,959,501	\$1,721,910	0.25
Fire Protection	\$7,456	\$1,510,451	202.57
Furnishings	\$765,027	\$0	0.00
HVAC System	\$9,130,708	\$7,491,437	0.82
Interior Construction and Conveyance	\$5,638,824	\$3,353,703	0.59
Plumbing System	\$2,250,129	\$680,866	0.30
Site	\$4,372,939	\$2,092,749	0.48
Special Construction	\$162,092	\$0	0.00
Structure	\$5,393,402	\$0	0.00
<b>Overall - Total</b>	<b>\$41,975,018</b>	<b>\$21,380,100</b>	<b>0.51</b>

**JOHNSTOWN-MILLIKEN RE-5J - HS Conversion into MS - Milliken MS - 1942**

District:	Auditor - Johnstown-Milliken RE-5J
School Name:	Milliken MS
Address:	266 SOUTH IRENE AVENUE
City:	MILLIKEN
Gross Area (SF):	89,400
Number of Buildings:	1
Replacement Value:	\$20,035,730
Condition Budget:	\$7,223,473
Total FCI:	0.36
Adequacy Index:	0.16



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$4,088,274	\$1,354,436	0.33
Equipment and Furnishings	\$392,294	\$139,190	0.35
Exterior Enclosure	\$3,924,111	\$552,621	0.14
Fire Protection	\$434,672	\$567,005	1.30
Furnishings	\$517,102	\$205,013	0.40
HVAC System	\$1,980,181	\$2,267,479	1.15
Interior Construction and Conveyance	\$3,264,933	\$1,724,924	0.53
Plumbing System	\$1,260,264	\$245,530	0.19
Site	\$1,232,705	\$674,281	0.55
Structure	\$2,941,193	\$60,000	0.02
<b>Overall - Total</b>	<b>\$20,035,730</b>	<b>\$7,790,479</b>	<b>0.39</b>

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

**Applicant Name:** JOHNSTOWN-MILLIKEN RE-5J

**County:** WELD

**Project Title:** HS Conversion into MS

**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 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"/> CTE: Agriculture Business; Agriculture Power, Structures, & Technical Systems; Animal Science; Business; Culinary Nutrition; Engineering; and three additional Pathways currently pending CTE Approval (Computer Information Systems, Multimedia Arts, and Theater T |  | <input type="checkbox"/> Other:                        |   |

## General Information About the District / School, and Information About the Affected Facilities:

Weld County RE-5J School District is a rural school district in northern Colorado, located in both Weld and Larimer counties. Our schools serve 3,800 students in the towns of Johnstown and Milliken, and also small portions of the town of Berthoud and the city of Greeley.

Weld County RE-5J School District places a strong emphasis on educating the whole child and inspiring our students to be lifelong learners. From kindergarten through high school, our students are empowered to be involved in their learning and to own their educational experience. We are committed to ensuring every student reaches their full potential and is prepared for college or a career when they graduate from high school. 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.

Weld County RE-5J School District consists of students that are 28% Hispanic, 68% White and 4% from a variety of other ethnicities. Across the district nearly 28% of students receive free or reduced lunch. In regard to students with specific needs, just over 6% of students are English Language Learners, 9% of students have an Individualized Educational Plan, and 3% of students are identified as Gifted and Talented.

As a primarily residential community with only a 5% of our assessed value coming from commercial (excluding volatile Oil and Gas valuation), Johnstown and Milliken are bedroom communities supporting the fast growth in Northern Colorado. To meet the needs of a growing work force demand and population growth we have been working on Master Planning for the past several years to not only address the needs of today, but to prepare for the future.

This 2021 BEST Grant application is one important step in preparing for that future. As you review our application, we have also submitted additional information in the form of our Facilities Master Plan, Demographics Report, Capacity Plans, Educational Program Plans, Site Study Plans, existing facility floor plans, and Asbestos Survey information. The need to address the facility conditions and capacity were the basis for our Bond in 2019. That proposal, which was focused on a New District Middle School failed at the ballot box by 88 votes. After another round of community meetings, and the continued support of the CCAB BEST CCAB Program to replace Letford Elementary, we refined the request to the voters to focus on a New High School and conversion of Roosevelt High School into the District Middle School. While the series of dominos in the facility plan build-out are complicated, the community understood the need and value in addressing all grades in the Bond proposal. In November 2020, the community voted to approve the bond to build the new High School, replace Letford

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

Elementary, and renovate Roosevelt High School into the new District Middle School. With the support of a BEST Grant in 2021 for the High School conversion project, we would be able to replace the failing portions of the building with new high performing areas creating a campus that could serve the community for the next 50 years as compared to targeted renovation leading to another 20 years of compromises. 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 continued partnership and support of BEST and an in-depth renovation and replacement of failed building areas at Roosevelt High School now will provide safe and exceptional learning opportunities to every Rough Rider for decades to come.

### Deficiencies Associated with this Project:

#### Deficiencies Specific to Milliken Middle

An assessment of the facility conditions at Milliken Middle in April 2017 by our consulting team estimated a cost for capital renewal of \$23,965,000. The CDE School report indicated a replacement value of \$18,841,243. These figures support that we would need to budget approximately \$27 million for capital renewal when all hard costs, soft costs, and asbestos abatement figures are included. These figures are good indicators that the existing facility is beyond its servicable life, but they still fail to address three key issues that drive the need for a new facility. First, it is unlikely that the 1967 wood deck roof structure and joist can be brought up to current code requirements for snow and wind loads. In fact we have already experienced one incident of roof deck failure from snow loading in the past 5 years. Next, with the increase in student population and programs for a master planned 900 student MS an additional 30,000 square footage (at a cost of \$13.5 million) of program space needs to be added on to the core facility. Even with academic additions the existing the core learning / support areas (cafeteria, media center, admin, conseling) will be undersized to support the Middle School. The existing nine acre site is undersized for the current facility and suffers from unsafe site circulation. Milliken Middle School was constructed over fifty years ago at a time when the student population and educational program were so different from today as to be unrecognizable. As the Planning Advisory Group, BoE, and community have studied the costs and feasibility of renovating and expanding the Milliken Middle School, it has become abundantly clear that the existing facility can no longer feasibly serve long term as a middle school for the district.

A detailed breakdown of the facility components needing to be replaced are included in the Facilities Assessment submitted as part of this application. A summary of the most blatant deficiencies are described below.

#### Site

The school site is approximately 8.7 acres with a total of 96 parking spaces. While there are an adequate number of spaces the configuration of lots on the north and south makes most of those spaces useless for anyone other than staff. With the Main Office / Entry located on the west side of the site, near the parent drop off lane, there is room for approximately 5 cars in the pull-off on South Irene Avenue. The parent drop-off congestion at the start and finish of school has created an unsafe condition with parents lining the roadway and students crossing blindly across traffic. The south parking lot is currently graded so that the trickle pan running thru the lot routinely floods with obvious deterioration of the pavement surfacing. The handicap ramps that were installed for access to the building on the north (bus drop-off area) and west (main entry) do not meet code and need to be replaced. There is one outdoor play area (the football field located on the east half of the site) and the small basketball court is now being used as access to the 2 modular classrooms. The configuration of the building with generally zero lot lines and multiple points of direct access to the building inside of 50' from a roadway, create significant safety concerns for our students.

#### Safety / Security

The building design evolved out of the preservation of the 1942 gymnasium. This constraint led to two primary points of access to the building, the main entry on the west side of the site on South Irene Avenue, and the north entry off the bus drop-off and visitor parking lot. The current entry design includes an entry vestibule with access control thru an Aiphone and door buzzer, but there is no line of site or view of people walking up to the vestibule. For visitors parking on the north side of the site there is no line of site or monitoring to allow access to the Main Office. Visitors trying to enter the building from the north are routed along the outside of the building and thru the Modular Classroom courtyard along a non-ADA compliant pathway. With twenty (19) points of entry, including rotted hollow metal doors that swell and cannot be closed with afternoon sun, the building is difficult to secure. Like most District's we have found a temporary bandaid for our facility with a terminal diagnosis. 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 EST (General Electric) main control panel is outdated and replacement parts are

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obsolete. There is currently a ground fault in the system that cannot be located in addition to current device coverage that is not Code compliant. Interior corridors in portions of the 1967 building are not fire rated and the building has fire sprinkler coverage in less than half the facility. Considering that the roof frame and structure are primarily constructed of flammable wood products this is an extremely frightening situation for a facility with an unreliable fire alarm and notification system. The Main Administration area is situated such that there is currently no secure entry vestibule and visitors go past the 1942 gym entry before coming to the reception window.

### Structure

The existing roof structure for the original 1967's building consists of wood deck on wood and steel truss joists that are supported by multi-wythe masonry bearing walls. These core areas of the building are at risk for failure due to the load capacity of the roof deck, improper roof drainage, and degradation of the building materials with exposure to the elements over time. Per the observation of the Structural Engineer conducting our facility assessment, "If the roofing material is to be replaced and subject to the requirements of the 2015 IEBC for Alterations, the existing roof diaphragm and connections to the shear walls will need to be evaluated for the current prescribed wind loading. We suspect it may be difficult to justify adequacy of the existing wood diaphragms and their connections...". The exterior masonry envelope appears to be in good condition, but doors, door frames, and window framing surrounding the building at grade are rusted / rotted out from moisture intrusion. Other than the roof structure, failing single pane windows, rotted out doors / frames / windows, the concrete precast panels are fine and will likely last forever (unless we can get a bond / BEST Grant to demolish!)

### Architecture / Educational Adequacy

The 2004 classroom addition also included a partial renovation of the 1967 academic pods creating adequately sized classrooms with programming adjacency by subject level. The masonry block walls throughout the original 1967 construction have been treated with a 4% chrysotile asbestos block filler. This material, while currently non-friable, prevents the mounting of any new casework, smartboard, poster, etc. in these portions of the building. Interior flooring is asbestos containing vinyl floor tile and asbestos is also present in pipe insulation, window caulking, and transite panels. Corridors in the 1967 original construction are not rated for fire separation with un-labelled doors / frames, wire glass, and multiple louvered fire penetrations into the nonsprinkled egress corridors. Classrooms suffer from poor lighting, improper ventilation, and compromised instructional technology from a lack of electrical infrastructure. The cafeteria added to the building in 2004 is undersized to meet the current student count.

### Roofing

The built-up roof and ballasted epdm roof systems are well beyond their 20 year life cycle and show the effects of wear and tear. The roof shows signs of multiple patches, ponding, cracked flashings, and loose parapet cap flashing. The exterior gutters and downspouts discharge to sidewalks creating icing and safety concerns. Roof insulation values do not meet current 2015 IEBC requirements. Evidence of the failing roof can be clearly seen in the significant number of damaged and stained ceilings throughout the building. As additions have been added around the core 1967 building the lack of roof slope has created significant ponding issues with visible areas of damage and flashing separation. A roofing consultant recently completed an assessment of the roof systems and noted that all of the roofs with the exception of the 2004 addition require replacement. In addition, many portions of the 1967 building do not have overflow drainage which is likely a contributing factor to the roof collapse at the main entry to the building in 2014.

### Mechanical / Plumbing

The school is heated and cooled by gas fired roof top units. For the most part the units are Dx cooled, gas heat, constant volume with economizer and powered exhaust. Central building automation and control is not functional and simple digital programmable thermostats control the units. With no ability to control the entire system it is very difficult to balance heat and ventilation throughout the facility. The 1996 gas fired units are well beyond their service life and entering a time period where replacement will be required due to the risk of cracked heat exchangers and the associated dangers of CO gas build-up. Ventilation is provided in some areas thru ductwork buried below slab serving linear baseboard grills where moisture and mold growth directly impact indoor air quality. While a test and balance retro-commissioning of the systems has not been completed due to the feasibility of such tests, it is highly unlikely that the code required air changes are being met thru this antiquated and worn out system. The plumbing systems within the building are adequate, though several bathrooms are in need of fixture replacement for ADA compliance. The backflow and service to the building has limited accessibility for service

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and monitoring, since it is currently housed in the casework in the Assistant Principals office.

### Electrical

The existing electrical service is a mix between a new switchboard installed as part of the 2004 additions which feeds the existing switchboard that is original to the building. The electrical panelboards throughout the building are a combination of panels from the original 1967 construction, 1984 and 2004, and the majority of these panels are full with minimal to no capacity for additional overcurrent protection devices. The emergency egress lighting throughout the building is provided by battery units, and does not meet the minimum spacing for Code required egress illumination. Lighting is provided with fluorescent type fixtures (28 watt T8 lamps) with lighting levels noted as low throughout the building. 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.

### 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.

In summary, Weld RE-5J has a well used campus at Milliken Middle that has exceeded its originally expected service life, undersized both in program area and site size to meet the capacity demands for the community it serves, has significant safety and security problems intrinsic to the design, and needs to be replaced.

### **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. In November of 2020 CDE performed their facility assessment. In January of 2021, another team of architects and engineers reviewed the previous assessments and performed site walks and observation of the facilities conditions. This assessment is intended to supplement previous reports and to highlight the most significant / urgent needs with specific emphasis on imminent failures, safety hazards, health concerns and facility security.

Throughout our investigation we have sought input from local fire, code, health department, and municipal experts in addition to the team of Architects, Engineers, and Consultants. Our process has involved hundreds of meeting to help clearly define the problems and a pathway forward for our District. At the end of all the meetings we always return to a common conclusion, our buildings have reached the end of their safe and serviceable lifecycle. The best long term solution is to remove the failing 1960's construction areas with new spaces that can meet today's standards for safety, security, and educational delivery. This investigation is summarized in the thousands of pages and documents in our Master Plan that show our due diligence in reaching the solution.

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

Our solution is simple, replace Milliken Middle School with a renovated Roosevelt High School that meets all current codes and takes advantage of our existing capital resource to deliver a quality education to our students for the next fifty plus years. The work will include the demolition of the approximately 67,000 square feet of the oldest portion of Roosevelt High School that are impractical to bring up to current codes based on construction type and condition of building systems. By removing hazardous asbestos containing materials and demolishing this area of the building we will clear the way for the new building addition. The new 58,270 sf addition will house the 6th and 7th Grade Learning Communities, new cafeteria commons, and new administration area with secured entry. The new addition will allow reconfiguration for student drop-off and visitor parking while tying together the north and south portions of the building that will be renovated.

Our solution allows for the reuse of a campus and existing capital resource that will not only serve exceptionally well as a Middle School, but reduce overall costs when compared to a building a new campus from scratch. In the south existing building to remain, we will renovate the auxiliary gymnasium to support our CTE programs while completed capital renewal to replace the roof, update mechanical and electrical systems, and bring life safety systems into compliance. To the north the

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2004 addition will be renovated to support the 8th Grade Learning Community with updates to mechanical, electrical, and life safety systems. The Auditorium will be connected to the new addition with a corridor that addresses ADA compliance to the space along with a targeted architectural refresh with life safety upgrades to the area. As part of the proposed new additions and renovation work at Roosevelt High School, our new campus will deliver the solutions listed below to serve our community for the next 50 years.

### Campus Security:

By utilizing the existing Roosevelt High School campus and building a new Administration and academic wing addition we create separation of bus traffic from parent drop off and delivery traffic. The bus drop-off area will allow students access to the play areas and entry to the school without having to cross any other drives. The parent drop-off and parking area is at the main entry to the school providing line of site for all visitors.

The design of the school will follow safety and security principles that are outlined in the PASS guidelines as well as established best practices identified in CPTED workshops. This includes limiting the number of entries to the minimum required for code and building operation.

### Controlled Visitor Entry:

The new school will include a secure entry vestibule that is adjacent to and controlled by the main office. The new school main office will have windows that face the drop off and entry, providing supervision of those approaching the school.

### Wayfinding:

The new school will be organized to allow the academic area to be closed off from public areas of the building that may be used before and after school hours. The academic area will be organized as learning communities, utilizing colors and signage to help the wayfinding of students, staff, and visitors. Classrooms will be properly proportioned and shaped to maximize the usable area in each for educational purposes and flexibility.

### Accessibility:

The new school will be full accessible, meeting all of the requirements and standards established in the Federal ADA guidelines and ANSI A117.1. The addition is being proposed to be able to address the current ADA accessibility conflicts that exist today at the Auditorium main entry.

### Access to Daylight:

The new school will maximize the use of natural daylighting in regularly occupied learning spaces, which include: classrooms, offices, specialty classrooms, dining commons, gymnasium, offices, and meeting spaces.

### Building Envelope:

The building envelope of the new school will meet all of the building and energy code requirements related to the construction of the foundation, exterior walls, windows, and roof assembly. This includes continuity of the envelope barrier systems (thermal, air, and weather).

### Kitchen:

The new school will include a new commercial kitchen sized to accommodate the current student capacity of the school and that includes all of the finishes and equipment that meet the requirements of the health department, the building code, the plumbing and mechanical codes.

In summary, a renovation of Roosevelt High School to create a new Weld Re5J Middle School (to replace the failing Milliken Middle School) will provide a solution to all of the facility issues for the foreseeable future.

### **Due Diligence Undertaken in Defining the Stated Solution:**

Renovation, additions, and whole building replacement scenarios have been investigated exhaustively over the past five years. This planning started with developing a strategic plan and vision for Weld Re5J School District that looked at class size, feeder systems, existing building assets, and educational program goals. Two separate architectural firms have reviewed and helped us refine our Middle School programs. Demographics analysis by Western Demographics have helped us secure land

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parcels for future replacement schools and plan a feeder schedule across the PK-12 classes. Meetings with the local planning and fire protection representatives have assisted the team in determining the resources and locations that can best serve our community. And finally, collaboration with our community members thru Facilities Planning Committees have helped Weld Re5J shape a plan to address our failing facilities and move our District forward to be a leader in Northern Colorado. This planning and diligence is best demonstrated by our success in November 2020 to gain support for a \$149.0 million bond to help take the first steps in fulfilling the District's strategic plan.

After conducting several design charettes with the Middle School team, the planning team has determined that renovations to bring the existing middle school up to code and within range of state educational standards would cost between 60% and 65% of the replacement value of the building (not considering the practical limitations of the current site). As a result of our facilities planning a long-term plan was adopted that looked both at our school feeder approach and the existing building resources. This plan takes into consideration multiple Bond requests over the next two decades. A key discovery was the acknowledgement that Weld Re5J will likely need two middle schools over this time frame. One of those Middle Schools would be at the renovated Roosevelt High School campus and one at a new site in Milliken. The existing Milliken Middle School site was ruled out as unfeasible due to the site constraints for size and safe site circulation. In preparing the proposed solution, we investigated the costs for building both a new Middle Schools and renovating Roosevelt High School. The district, taking into account the variety of options developed as part of a master planning process, as well as community input, has decided that converting Roosevelt High School by renovating portions of the building and new additions is in the best interest of the community and the wisest use of taxpayer funding.

The new middle school facility will comply with all of the CDE School Facility Construction Guidelines. It will incorporate new building systems to alleviate the concerns involving roofing, structural problems, air quality, hazardous materials, congestion and crowding, fire safety, security and educational suitability. The school will serve approximately 900 students, comparable to the projected enrollment at our Middle School when the new facility is scheduled to open, and will total approximately 117,000 gross square feet.

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

We are already experiencing failure in the building systems and operations as a school now. The timeframe to address the deficiencies as identified in the Facility Master Plan is as soon as possible. With the extent of issues facing the District, and limitations in bonding capacity and community tolerance, the 2020 Bond focused on both Letford Elementary Replacement and a New District High School with targeted capital renewal at our other campuses. Funds were identified for updates of Priority 1 needs totaling \$20 million shared between the Milliken Middle School and Roosevelt High School campuses. This scope of work and funds are a stop gap to address the long term needs to support Middle School students in the District. This approach and schedule was driven partially by funding limitations. Similar to our peer school districts, the needs simply outweigh the available funding. It is frustrating that urgency as it relates to our facilities is brought forward out of desperation. We are desperate to provide safe and high performing facilities for our students. With this BEST Grant application, we have been presented a unique situation that our urgency can really be better described as an opportunity. The opportunity that we have found a funding solution to meet our most urgent and desperate need to support every Middle School student in Weld Re5J. Before the sale of our Bonds we did not have the "opportunity" to provide financing for a match to a BEST Grant. With the Bond proceeds identified for Middle School facilities we have that match to go beyond a stop gap scope of work and solve the safety and facility issues at two facilities at once. With the support of BEST on this project we create a win-win where we address two campuses and create the one high performing Middle School that our students deserve. If the project is not funded, we will be required to invest portions of the Bond into facility updates (Fire Alarm, Security, roof upgrades, etc) that will be a waste of funds compared to investing in a single replacement campus. This opportunity exists today, and with each year that the replacement is pushed back to "as soon as possible", value will be lost in wasted capital and escalation. Replacing Milliken Middle School with a New Middle School at the Roosevelt campus is urgent because we have the opportunity with support of a BEST Grant to move this project forward now.

Finally, the urgency to replace the Milliken Middle campus is focused on safety and being good stewards of the funds and buildings entrusted the District by the community. Weld RE-5J will be forced to invest money into the Milliken Middle School campus to address maintenance and safety issues which will not be recovered in a life cycle cost. The need is great across all of our facilities and to be investing in a facility that has no long-term value for our programs, replacing Milliken Middle School cannot come soon enough. Weld Re-5J sincerely appreciates the recognition of need demonstrated to our community with



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the approval of the Letford ES BEST Grant in 2019, and asks that the urgent needs of our schools are recognized once again with approval and support for the replacement of Milliken Middle School this cycle.

**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 budget funds each year into the capital reserve account to provide adequate reserves for supporting maintenance needs as well as creating a reserve for future roof replacements and contingencies. The capital renewal budget is established such that there will be an increasing level of contribution to the capital renewal budget as the facilities age. For example in the case of roof replacement based on a 15-year life expectancy, the capital renewal fund contribution schedules such that over the 15-year span sufficient dollars would be set aside to fund the roof replacement. As part of the maintenance of new and existing facilities, the District will:

1. Develop a facility maintenance plan for preventative maintenance. This will involve routine maintenance of the building from mechanical, to electrical, to caulking inspections, roof inspections, exterior wall inspections, inspections of interior walls, ceilings, floors, door/hardware inspections, testing of fire alarm and intercom systems, testing of fire suppression systems, etc. Periodic inspections will be performed and reports prepared at intervals appropriate to the facility component. Some, like mechanical, will require quarterly inspections and adjustments, and others like electrical switchgear would require bi-annual inspections.
2. The plan will also address routine inspection of alternative energy systems built into the building including periodic adjustments to control systems as required to optimize efficient performance.
3. Develop a painting program to repaint/touch-up the interior and exterior of the building on a ongoing, revolving basis.
4. Do infrared inspections of the building after it is completed and then annually to compare against the completed original structure to identify changes and maintenance needed.
5. Seek to develop staffing based on the International Facilities Management Association recommendations.
6. As part of the original construction, establish a scope and obtain bidding for the mechanical, electrical, and other appropriate sub-contractors to perform service contracts at regular intervals. 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 a percentage of District student capacity, Milliken MS serves 20% of our student population. Using this percentage, it is appropriate to commit that \$340,000 thru General Fund a year to be allocated to the maintenance of a new Weld Re5J Middle School (at the existing Roosevelt High School campus) with \$120,000 of those funds dedicated to facility repair. In addition, \$236,000 a year will be dedicated to capital renewal from the district level maintenance capital reserve (budget indicator 710), further described in our response to item Y of this grant.

**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 MS is located at Irene Avenue and Elm Street on just under nine acres in Milliken, Colorado, and holds a unique place in the history of the town and Weld Re-5J. The Middle School is at the site of the original High School constructed in Milliken in 1915. Controversy came to town in the 1960's with the School Reorganization Act that marked the end of Johnstown and Milliken having separate High Schools. As part of the reorganization, and establishment of Weld Re-5J School District, a new High School was built in Johnstown (Roosevelt High School) and the Middle School was constructed in Milliken in 1967 to

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serve both communities. The controversy of demolishing the old High Schools is the foundation (literally and figuratively) on which Milliken Middle School was built. The Milliken Middle School construction on the site of the original Milliken High School was meant to be a compromise providing a new facility to both towns. As small town community rivalries go, Milliken Middle School has served as a reminder that Johnstown “got” the High School and athletics fields. Over the past five decades the Milliken Middle School has served the community well and been the melting pot for the District’s three Elementary School students to come together as Weld Re5J Mustangs before progressing to become Roughriders at Roosevelt High School. While the building has a long history of serving the community needs, the building condition and site constraints make it unsustainable for future generations. With projected growth and enrollment in the school district, we anticipate the day when Middle Schools are needed in both Johnstown and Milliken. In the meantime, with the current Milliken Middle School plagued by life safety, security, and failing building structure, now is the time to provide a safe and effective campus for our students and staff. This need was recognized by the community through their support of a Bond in Nov 2020 which included the relocation of the current Milliken Middle School to the Roosevelt High School campus. As a community, we have come full circle, where the creation of a central High School in Johnstown is now the solution for a Middle School building and campus that have reached the end of their serviceable life.

As the long-term facility plan and vision has been refined over the past year, the feedback that we received to address the High School programs with a new facility and repurpose the 27 acre Roosevelt campus into a District Middle School as our first step was heard loud and clear. That feedback led us from a bond in 2019 that failed by 88 votes to a Bond that passed in 2020 by 1,372 votes. We foresee a time in the not too distant future where a new Middle School will be need to be constructed in Milliken, but it is clear that the current 8 acre site is not suitable for a 6-8 Grade campus. The current Roosevelt High School campus is appropriately sized for the relocation of the District Middle School and the newer portions of the building (1996 and 2004 additions) create a strong building core to redevelop a safe facility that will help deliver an expanded Middle School program for the next 50+ years. A Roosevelt High School campus that is renovated will provide the opportunity to create a state of the art Middle School that supports CTE programs and make a wise use of the community’s current facilities. Our BEST grant for the replacement of Letford Elementary talked about the “much loved facility” in Johnstown. Those words are not a fair description for Milliken Middle School. A conversion of Roosevelt High School to take the place for the “well used” Milliken Middle will create a source of pride and opportunity for the students and community where the controversy can be forgotten, and the Roughrider brand can continue to lead our 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:**

No significant capital improvements have been made to Milliken Middle School within the last sixteen years (let alone three years) due to limitations in funding. Like most rural schools in Colorado, Weld RE-5J has been forced to operate in a “break fix model” for the last decade with the majority of any capital construction focused on additions to accommodate growth in student population.

A brief history of the campus is important to better understand why the campus has reached the end of it’s serviceable life. The Milliken Middle School was designed by Wheeler Lewis Architects in 1967 with the 1942 gym preserved at the center of the campus. Over the years, the program has expanded as the community and surrounding neighborhoods developed with no less than three significant additions, each bracketing the oldest portions of the building with minimal updates to the 1967 original building.

The original 1942 gymnasium is a holdover from the old Milliken High School campus, and is constructed from arched glue lam beams bearing on concrete pilasters that are incorporated into a post tension floor slab. Original construction documents for this area are not available and problems with moisture infiltration thru the concrete slab raise concerns about deterioration of the post tension reinforcement.

The 1967 building (Milliken MS) consists of a roof structure with plywood decking on open web joists with wood chords and pin-connected steel webs. The wood framing is supported by steel wide flange girders and multi-wythe masonry walls that serve as shear walls. Steel roof girders are supported by steel columns embedded in the masonry walls. The building is a single story structure with a concrete slab on grade and the foundation consists of grade beams and drilled piers. The foundation structure is in good condition with floor settlement and deflection in line with what would be expected of a 54 year old structure. The wood joist roof structure is a different story with deterioration from roof leaks and construction that

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resulted in a portion of the roof at the main entrance to the school collapsing under the weight of a snowstorm a few years ago. The section of failing roof was replaced, but the event raises significant structural concerns about the ability of the original structure to meet current codes as part of any renovation.

A Library Media Center was incorporated into the campus by infilling an existing courtyard in 1984. The infill was constructed with wood framing consisting of plywood decking, open web joists with wood chords and pin connected steel webs and glulam beams. In 1996, an addition was constructed on the north side of the building to support educational program expansions for Computer Sciences, Home Economics, and Art.

The most significant updates came in 2004, when portions of the 1967 building were renovated and a classroom expansion was placed on the south side of the building and a cafeteria, kitchen, and gymnasium addition were constructed to the east. In 2017, the District completed a Facilities Master Plan which raised significant concerns about the long term-usefulness of the facility. In addition to the condition of the original structure, the constraints of the site and circulation make further investment in the campus unfeasible to support the projected 900 student Middle School needed.

A complete list of deficiencies is listed in our application and 2017 Facilities Master Plan.

After hosting numerous community engagement sessions, conducting surveys, commissioning demographic studies of enrollment, inviting public comment at School Board meetings, and developing an Educational Plan and Vision for our District, our community has determined that the best path forward is to replace Milliken Middle with a new District Middle School by renovating the existing Roosevelt High School following the construction of our new High School.

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

Weld RE-5J submitted a Colorado Homeland Security School Security Disbursement Grant in January 2019 to help fund Districtwide improvements in access control, security cameras, door monitoring, intrusion detection, and emergency response communication. We were notified that we have been awarded partial funding (\$ 334,800) for improvements to Roosevelt High School and Milliken Middle School. Funds for Letford ES, Milliken ES, and Pioneer Ridge were not awarded due to demand and a lack of funding. Our District is also actively working with local businesses and developers to secure future school sites and establish Career Pathways programs with integration at all grade levels. We were awarded a BEST Grant to fund 28% of the cost of development for the Letford Elementary replacement school at \$9,548,508 in 2020. Additionally, for the replacement Letford ES project we have worked with the Town of Johnstown to have the land for the School site transferred to the District at no cost (estimated value of \$800,000). Similarly, we have secured 80 acres of land (at no cost) for the construction of a replacement campus for Roosevelt High School / New Weld Re5J High School (estimated value of \$8,000,000). We are actively pursuing other grants in cooperation with the local municipalities for playground improvements and Safe Routes to Schools development. 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? Include \$/FTE for the prior fiscal year:**

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 the past five fiscal years for building facilities, equipment and fixtures were as follows:

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)

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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)

Because Milliken Middle School serves approximately 20% of our student population on any given year (778 out of 3,738 in 2020), it is safe to say at least \$236,000 of the 2018-19 budget of \$1,180,360 is available for building improvements at the new Weld Re5J Middle School on an annual basis. This amounts to roughly \$316 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 past year, Weld Re5J currently spends a total of \$195,028 for water/sewer (Town of Johnstown), gas (Xcel), electric (Xcel) at Roosevelt High 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 (141,325) Roosevelt High School currently costs approx. \$ 1.38 / 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 new Middle School is approximately 24,000 sf smaller to support the change in programs and capacity, we are currently estimating that our utility costs for operating the replacement Middle School will be significantly less for the repurposed campus. These figures do not take into consideration the additional savings in operations that the District anticipates by reducing the square footage at the current Milliken Middle School. We would also plan to pursue the one-time energy rebates from the local utility providers for the efficiency upgrades generated by renovating the facility. Those savings will be reinvested into the District's capital renewal budgets creating additional savings for improvements going forward.

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

The existing Roosevelt High School is being repurposed to serve as the New Weld Re5J Middle School. Approximately 67,000 square feet of the oldest portions of the building will be demolished to allow for the construction of new academic spaces designed specifically for the Middle School program. The balance of the remaining Roosevelt High School will be renovated to address code and maintenance issues while adapting to a the Middle School programming.

While not part of the grant scope, we wanted to share that following the construction and occupancy of the new Weld Re5J Middle School (at the Roosevelt HS site), the existing Milliken Middle School building on Irene Avenue and Elm Street will be abated and partially demolished. Building materials and debris will be segregated for recycling and the areas disturbed will be seeded for use as athletic fields. The gymnasium, cafeteria, (generally the 2004 additions) along with the north shop spaces will be preserved for use by the District. In the short term we envision that these spaces will be used for District Support Services and Transportation. The existing parking lots on the south and north side of the sites will remain for parking for athletic events. Pending continued growth in the Milliken area, Weld Re-5J sees the need for additional Elementary School facilities in Milliken and the site could be redeveloped for a new Elementary in the future. The current 9 acres is appropriate for an Elementary campus, but is too small to support the Middle School program.

<b>Current Grant Request:</b>	\$19,080,130.56	<b>CDE Minimum Match %:</b>	52.00
<b>Current Applicant Match:</b>	\$20,670,141.44	<b>Actual Match % Provided:</b>	52
<b>Current Project Request:</b>	\$39,750,272.00	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	0	<b>Contingent on a 2021 Bond?</b>	No
<b>Previous Matches:</b>	0	<b>Source of Match:</b>	
<b>Future Grant Requests:</b>	0		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>	\$39,750,272.00	<b>Escalation %:</b>	3
<b>Affected Sq Ft:</b>	117,430	<b>Construction Contingency %:</b>	3

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

<b>Affected Pupils:</b>	778	<b>Owner Contingency %:</b>	5
<b>Cost Per Sq Ft:</b>	\$338.50	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$53.58	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$284.92	<b>Does this Qualify for HPCP?</b>	Yes
<b>Cost Per Pupil:</b>	\$51,093	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	151	<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:**

We are not financing our match for this grant.

### Financial Data (School District Applicants)

<b>District FTE Count:</b>	3,617	<b>Bonded Debt Approved:</b>	\$149,000,000
<b>Assessed Valuation:</b>	\$508,381,596	<b>Year(s) Bond Approved:</b>	20
Statewide Median: \$108,716,681			
<b>PPAV:</b>	\$140,573	<b>Bonded Debt Failed:</b>	\$139,900,000
Statewide Median: \$173,681			
<b>Unreserved Gen Fund 19-20:</b>	\$3,087,286	<b>Year(s) Bond Failed:</b>	19
Statewide Median: \$2,880,535			
<b>Median Household Income:</b>	\$88,417	<b>Outstanding Bonded Debt:</b>	\$156,980,000
Statewide Avg: \$59,201			
<b>Free Reduced Lunch %:</b>	31.40%	<b>Total Bond Capacity:</b>	\$101,676,319
Statewide Avg: 47.28%		Statewide Median: \$21,743,336	
<b>Existing Bond Mill Levy:</b>	4.8	<b>Bond Capacity Remaining:</b>	(\$55,303,681)
Statewide Avg: 6.7		Statewide Median: \$13,529,004	
<b>3yr Avg OMFAC/Pupil:</b>	\$1,039.61		
Applicants Median: \$2,359			

● **Facilities Impacted by this Grant Application** ●

**WINDSOR RE-4 - Windsor MS Addition/Renovation - Windsor MS - 1927**

District:	Auditor - Windsor RE-4
School Name:	Windsor MS
Address:	900 Main Street
City:	Windsor
Gross Area (SF):	123,900
Number of Buildings:	5
Replacement Value:	\$35,110,234
Condition Budget:	\$10,215,567
Total FCI:	0.29
Adequacy Index:	0.13



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$6,429,173	\$200,073	0.03
Equipment and Furnishings	\$767,408	\$180,686	0.24
Exterior Enclosure	\$3,485,944	\$1,556,567	0.45
Fire Protection	\$600,678	\$424,653	0.71
Furnishings	\$593,525	\$0	0.00
HVAC System	\$8,189,877	\$5,451,277	0.67
Interior Construction and Conveyance	\$5,833,202	\$1,571,789	0.27
Plumbing System	\$1,793,395	\$154,633	0.09
Site	\$1,831,439	\$1,013,540	0.55
Special Construction	\$575,087	\$0	0.00
Structure	\$5,010,508	\$87,003	0.02
<b>Overall - Total</b>	<b>\$35,110,234</b>	<b>\$10,640,221</b>	<b>0.30</b>

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

**Applicant Name:** WINDSOR RE-4

**County:** WELD

**Project Title:** Windsor MS 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 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 Information About the District / School, and Information About the Affected Facilities:

Weld RE-4 School District is located in western Weld County and serves the communities of Windsor, Severance, and North West Greeley.

Our school district serves approximately 7,300 students in eight traditional schools and two charter schools. We are a rapidly growing school district as we grew by nearly 9% for the 2019-20 school year. Demographically of all students, 16% receive free or reduced lunch, 2.5% are English Language Learners, 8% are on Individualized Education Plans, and 6% are designated as Gifted and Talented Learners.

As a growing district we have been master planning for years by guidance by the following committees - Long Range Facility Planning, Building Vision Committee, and Design Advisory Committees. Each committee presents recommendations to the School Board to consider while moving forward. The goal of the school district, as growth continues, is to develop a feeder system of three elementary schools to one middle school to one high school. Each elementary is planned for a capacity of 450 students. Middle Schools are planned and designed to accommodate 900 students. High Schools are planned and designed at a capacity of 1,200 students. This school year (2019-20) Severance High School was opened, this is the second high school for the district.

Not only has the district engaged community stakeholders through committee work, but we have also engaged numerous partners throughout the ongoing process. The district has been supported by an owner's representative to help in every stage of growth and planning for over 20 years. In preparation for this bond and stage of the master plan the district has collaboratively worked with an architectural team and a Construction Manager/General Contractor. The district and partners have frequently met to evaluate the needs of the district as a whole and to develop a budget moving forward.

One aspect in moving forward with a Master Plan was engaging the facility assessors from CDE. As the facility assessors assessed each building reports were provided that the district and partners utilized to evaluate next steps and needs for each facility.

The state of the facilities across the district are vital as we strive to inspire innovation and empower success for every student in every classroom, through our comprehensive academic programs as well as International Baccalaureate, project-based learning, and STEM options.

Today, our approach to learning in Weld RE-4 is evolving to better position our students for college admissions and academic and athletic scholarships and, beyond that, to prepare them for the demands of a modern workforce and ever-evolving society. We focus on learning activities that are meaningful and relevant to individual learners—activities driven by their

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

needs and interests. In classrooms across the district, strong routines and expectations are beginning to empower learners to initiate their own learning with support and guidance from educators, as well as local and national experts in the field.

Weld RE-4 educators are designing lessons that are aligned with the Colorado State Standards, but these lessons unfold uniquely in each classroom as individual learners have input into how they learn and how they demonstrate their learning. When learners make decisions and have input into how they learn, it triggers their investment, interest, and motivation. Ultimately, we endeavour to take our learners on an adventure-filled journey, down paths less-traveled, where they are inspired by what they find around every corner. An approach that will awaken important qualities in Weld RE-4 learners, including confidence, curiosity, creative problem-solving, and the ability to embrace ambiguity—qualities that will empower their success beyond Weld RE-4, in college and in their careers.

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

Windsor Middle School is the oldest school building in the Weld RE-4 School District. Originally the current Windsor Middle School building was constructed as the original town high school in 1927. WMS has been pieced together over 6 additions and renovations and therefore has many deficiencies due to the variety of construction projects and age of the building.

#### 1927 Section

The oldest portion of the building, originally built in 1927, is no longer safe and usable for students or staff. This portion of the building has original wooden duct work which is inoperable. There are numerous points of moisture intrusion which has left long term damage that is costly to repair and make it unsuitable as an educational space. As this portion of the building is unusable and not safe it significantly impacts the site as a whole. The fact that this portion takes up a chunk of space it limits any site work to improve safe access for students.

The vacated portion of the building poses a risk to students as the original entrance to the building is located next to it, so it creates confusion. This entrance is also glass so someone could easily break the door windows and enter if they were determined to. We have secured the portion of the building to the best of our ability, however, in the past students and staff have snuck into this portion of the building.

For a time the Fire District utilized the 1927 portion of the building for training. However, now due to the roof, they will no longer enter this portion of the building nor use it for any type of training.

The fact that this portion of the building is no longer usable also impacts overcrowding at the school. As the District continues to grow, this is wasted space that impacts our capacity of the building. The current usable portion of the building has a capacity of 700 students. Our current enrollment is 740 students, therefore the building is at 105.7% capacity. Projections for the 2020-21 school year put facility usage at WMS at 110.2% and 2021-22 at 120.4%. The inability to utilize the space in this section creates a massive space and overcrowding problem.

The original school entry was on Main Street and was more of a walkable community with fewer cars. Today, the school entry is on the East but access to the site is limited to N 8th St from Main Street and Ash St from CO Rd 17 (to the east) but neither intersection has stoplights. Because of a short student drop-off loop and parking, traffic backs up onto both streets. Also, parents try to drop off students on Main Street and have them run across the street. The new site plan design pushes the building north (further from Main Street), allows more student drop-off, and introduces an exit onto Main Street at 9th Street. The parking area is increased by almost 3 times for better traffic flow in and out of school. All of these strategies help improve safety in and around the school site.

#### Site and Layout

As the building has been pieced together through the years this has created an unsafe environment for students in a multitude of ways. The building is put together in 'levels' which are not uniform and provide a variety of different stairways that are unsafe and crowded. Additionally, the site itself has become crowded which has provided challenging and unsafe for students during the morning drop-off and afternoon pick-up. The school is located directly on Colorado Highway 392 (Main St in Windsor) and students dangerously dart in and out of cars to get to and leave the building. The space constraints posed by the inefficient use of the lot have created this dangerous situation.



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Due to the numerous additions to the building there is some confusion as to where the entrance is which creates a safety concern. As the building sits on Main St there was at one time a main entrance utilized which has a large bank of glass doors. These doors are now locked at all times, however, it presents an unsafe sight line right along Main St. At times individuals even will approach the school thinking is the main entrance.

The layout of the various additions also produce an unsafe environment due to sight lines and supervision. As there are many levels that go up or down a short flight of stairs, these are not uniform in nature. The various levels and many turns provide a non-linear sight line which makes it difficult to provide consistent supervision.

Many of the stairs, especially in the SW area of the building do not meet today's codes for rise/run/width/handrails. Also, because of many of the stairs being narrow and that there are a lot of them within the building, student flow during pass periods is slowed down and is dangerous at the stairways. The multiple levels make supervision of the school very difficult as well.

The layout of the building as added and renovated over time is not ADA compatible as defined by today's terms. As mentioned above, the stairs are not ADA compliant for rise/run/width/handrails. Even though there is an elevator, it is old and doesn't always run properly. The elevator also doesn't have generator back up and is hidden in the school. One of the gymnasiums that is used for sport games, is on the second level and is difficult to get to due to the location and issues with the elevator. Restrooms are not ADA compliant to today's code.

### Roof

Sections of the roof, not only in the 1927 section, have leaks which disrupt learning. This disruption occurs during an active leak situation as well as aesthetically by staining and damaging ceiling tiles routinely. This stain and damage create a less than ideal learning environment and puts a strain on the maintenance department to keep up with on a continual basis.

The roofing is currently consists of:

1927 Bitumen Roofing

1965 Rock Ballasted Rubber Membrane

1969 Rock Ballasted Rubber Membrane

1997 Rock Ballasted Rubber Membrane

1997 Rubberized Spray Roofing over Rubber Membrane 2018 Fully Adhered Rubber Membrane

### Sewer

Throughout the WMS building there are sewer issues which provide to a less than ideal educational setting. There are sewer leaks in the waste piping in the boys and girls restrooms over the basement. Another sewer line has a 25' belly in the line which creates an unsafe and uncomfortable odor throughout the building which disrupts learning. There are visual sewer leaks in the piping in the storage below the building.

### Learning Spaces

Learning spaces that have been added and renovated over time are not suitable educational spaces. Many learning spaces have a low roof with no natural daylighting. This dark environment is less than ideal for an environment conducive to learning. These spaces are configured in an awkward way and also make way finding difficult.

### Asbestos

Asbestos is present in various portions of the building. Within the 1927 section friable asbestos is present in the ductwork, boiler and ceiling tile. The 1960's portion of the building contains friable block filler. Estimated costs to remove the friable asbestos is approximately \$1,129,339.20.

### Diligence Undertaken to Determine the Deficiencies Stated Above:

The District has partnered with RLH (Owner's Rep), DLR (Architect), and various contractors to investigate Windsor Middle and identify deficiencies and create a master list of plans to address them. This has been an ongoing project for the last 6 years.

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

## Proposed Solution to Address the Deficiencies Stated Above:

The Windsor Middle School renewal project was crafted with input from a site-based Design Advisory Committee and WCSD4 Leadership Committee. The recommended solution addresses the deficiencies and district initiatives outlined through the participatory planning process.

**Safety and Security** – The existing Windsor Middle School (WMS) is a facility that has long served many generations of students. As noted in this application, the existing facility has several building additions and modifications that has created a campus that is difficult to safely navigate for pedestrians and vehicles. The new floor plan reinforces a single main entrance point that is easily supervised and secured and expanded length of the drop-off lane will reduce the congestion currently impacting the existing parking lot. The new site plan provides improved clarity of on-site vehicular flow with safe pathways for pedestrians.

Specific to the new two-story building plan, the layout that is designed based upon definable learning communities that are easily compartmentalized from major circulation pathways and configuration of functions that keep public events separated from the learning communities, thereby improving the overall security of the building for extend community use.

**ADA/Accessibility compliance** – The existing WMS floor plan has several educational spaces that are non-compliant with ADA requirements or accessibility. The new building composition provides a consistency of floor levels resolving multiple accessibility issues and appropriate space allocations to create compliance restrooms for the students throughout the school.

The removal of the “1927 structure” allows the southern portion of the building plan to be organized in a manner to promote a grade-based integrated instructional teams that are essential to a 21st Century MS design.

**Ageing and Deteriorating Roofing** – The approach to the remodel and addition of WMS provides the District a roofing composition that is easier to maintain (in configuration and consistency of roofing product) for long-term maintenance and improved energy performance with the building envelope.

**Aged Utilities (Sewer)** – Utilities lines that support the current WMS are aged and deteriorating. The new redevelopment of the site plan will replace aged utility lines that have caused the District to address events of odor intrusion and challenging drainage conditions specific to the parking areas. This renovation/addition would also replace the current failing mechanical and sewer systems with more efficient, working systems throughout the whole building.

**Hazardous Materials (Asbestos)** – The proposed solution for WMS addresses the removal of the older portions of the existing building, thereby addressing a large portion of asbestos containing materials. Although the solution does not remove 100% of the conditions it addresses the older conditions that are susceptible to fracture.

**Educational Adequacy (Learning Spaces)** – One of the key drivers of the programming for WMS is to create a solution that provides appropriately sized learning spaces that support the intentions of MS education. Drivers of the conceptual plan are:

- Learning Communities supporting Interdisciplinary + exploratory instruction.
- Accessible Student Services for student support
- Consolidation of students rather than extended throughout the school on multiple levels.
- Clustering of “social” and “active” spaces that support extended use of the school by the community.
- Adequacy of Dining and Performance areas

**Extended Viability of Existing School** – The proposed configuration of the building and site support a long-term investment for the District in maintaining Windsor Middle School at the current location. The conceptual design captures the intentions of 21st Century educational design principles specific to effective learning environments and health + wellness of students and faculty.

**Improved Building Systems** - This remodel and renovation will replace aged mechanical and electrical building systems that have been modified based upon multiple additions. The concept plan replaces over 60% of the major mechanical systems currently in place with the existing facility, offering the District improved operational and maintenance efficiencies.

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Enrollment Increase - The proposed solution supports the best long-term solution to accommodate growth within the current District feeder network. The projected for 2021-2022 school year indicates that the middle and elementary schools' enrollment will be at 112% capacity. Over the last 3 years the district has grown 8%, 7.9% and 4.3%. With the rate of growth within the WCSD4 boundaries,

the district must accommodate the growth in a proactive manner. Currently the district has implemented 28 modular classrooms across the district to address the enrollment increases.

During the programming and planning process the District stressed the importance of community involvement; the existing WMS has represented a significant legacy with many of the community stakeholders. Community meetings were facilitated that shared the work of the Design Advisory Committee and sought feedback on the different options that were explored.

Options explored included:

1. Constructing a new MS on the field and demolishing the entire existing building and sports field.
2. Maintaining a greater portion of the existing building and addressing a smaller portion of the building.

It was a clear objective by all stakeholders that a reinvestment of the Windsor Middle School is desired but a balanced solution needed to focus on maintaining newer portions of the school and replacing the aged educational spaces that creates an dispersed and inconsistent learning environment that does not support MS educational concepts. The conceptual design submitted as part of this grant application reflects the community input received and the priorities established by the Design Advisory Committee.

With renovation of the 1996 section of the building and replacing the older portions of the existing school that house most classrooms along the south side of the existing building and relocating the exploratory spaces and labs to the north side.

The new comprehensive WMS would total 145,000 square feet: encompassing existing and new space. This project will address all the deficiencies across the building and provide optimal learning spaces for all students in the safest environments possible. Perhaps best of all, the plan maximizes use of the limited site space and provides safe entry and exit for the students and faculty.

Please refer to the "WMS Existing New" diagram and the "WMS Existing Demolition" diagram for clarification of what will be renovated, demolished, and constructed for the project.

It should not be understated that the proposed approach represents a complex, multi-phased remodel and addition project, which is consistent with the District interest in reinvesting in their existing facilities in lieu of full replacement strategy thereby maintaining their commitment of stewardship to the community.

### **Due Diligence Undertaken in Defining the Stated Solution:**

In the development of the WCSD4 Facilities Master Plan, the district has developed the foundational elements to manage, track and forecast future facility needs to strategically anticipate their needs within a high growth area of northern Colorado.

Planning - A key component of WCSD4's strategic planning efforts is the Long-Range Facility Planning Committee. This committee monitors the strategic growth and accommodation recommendations to the School Board. Additionally, the District use Western Demographics to forecast enrollment trends which are identified by grade level and potential residential development impacts.

Infrastructure – The planning team utilized the existing documents and survey content from the last bond measure to assess the utility infrastructure of the Windsor Middle School site. The District continues to strategize means of which to optimize existing land parcels under their ownership. The current WMS does not have a site based subsurface stormwater network, so the design solution optimizes current topography to create improved solution and minimize current maintenance and safety concerns.

Site Analysis – In the development of the WCSD4 Facilities Master Plan the District focused on meeting the anticipated enrollment needs at the elementary and middle schools. The site analysis of the Windsor Middle School address, topography,

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

drainage, optimization of available area, parking, and traffic. As noted in the grant request a critical component of the site is the 1927 bldg. that is not operational for the District.

Based upon the location of the 1927 bldg. and the proximity of the main entrance to WMS, it is imperative for safety and security reasons the old school bldg. be demolished. Additionally, through the site analysis we have optimized the north portion of the site with ancillary spaces and bus loop to alleviate and create greater flexibility for the southern edge of the existing. The recognition of these two actions result in opening the main entrance and parking lot to the east, and the ability to provide an internal roadway along the south edge of the site (alleviating parking stacking along the east edge).

Technology + Construction Standards – The proposed concept plan provides the district several key elements for extended use of the existing Windsor Middle School:

- Classroom size – The reconstruction of the southern portion of the existing WMS provides the District to right-size educational spaces and create intentional adjacencies that support district-wide innovative strategies for connected learning.
- Learning Community – With the reconstruction of the southern portion of the school the district will implement learning communities that support grade level curriculum and exploratory education concepts. This opportunity is not accommodated in any manner within the existing school facility due to the multiple additions and variety of floor levels.
- Technology – With most of the core educational spaces being rebuilt, the District will implement a robust backbone and network system that consolidates the existing system that has been incrementally expanded. Instructional spaces will implement technologies that support remote accessibility and accessibility throughout the facility.
- Central Hub - Along with the creation of learning communities, the concept plan illustrates a central resource hub for exploratory technology and central resources to support the instruction.

Architectural Standards – Construction and design standards have been budgeted to reflect low maintenance and energy efficient materials that support a cohesive design solution for the existing school culture and overall durability.

### How Urgent is this Project?

Due to the combination of the deteriorating systems and building and the unprecedented growth within the Weld RE-4 boundaries, it is imperative that this space be reclaimed and made suitable for educational learning as soon as possible. The footprint of the building has taken all available space even though a large portion is unusable. In order to provide the a safe, suitable environment for all students the District cannot wait any longer to remedy the situation at Windsor Middle School.

Growth is the key to completing this project now. The district has created a master plan that has had input from a variety of stakeholders over time. There has been a Long Range Facility Planning Committee in place for the last 12 years that meets with the municipalities, demographers, and other organizations and makes recommendations to the Board of Education. In planning for growth, the district has grown, 8% (2019), 7.9% (2018), 4.3% (2017), over the last 3 years, the master plan contained expanding middle school capacity with a 2020 bond.

Additionally, the antiquated set-up of Windsor Middle School does not meet the educational vision for the district. The district created an educational vision that includes flexible options and personal learning, which is not conducive to the current environment.

The District has utilized multiple committees including a Vision Committee, Design Advisory Committee, and Long Range Facility Planning Committee, to vet a Master Plan. A key component of the Master Plan is the renovation/addition to Windsor Middle School, however, that is only one portion of an overall Master Plan to meet the needs across the District. Additionally, the District is pursuing and planning for two new elementary schools and expanding Severance Middle School to accommodate up to 900 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?

Weld RE-4 School District will continue to budget funds each year into the capital reserve account to provide adequate funds for supporting maintenance needs. The District currently allocates a per pupil amount of \$280 annually to the capital reserve

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

account. These are funds are used to address capital needs as determined by a Capital Reserve committee. The Capital Reserve committee reviews the capital needs throughout the District and determines those that are a priority based on safety, security, and educational impact.

The District also allocates a Funded Per Pupil amount to the Maintenance Department to utilize to address the maintenance needs across the District and maintain the facilities to be as conducive for educational learning as possible.

Once the Windsor Middle School project is completed all of the new systems and building components will be entered into the District database. This database is where the District keeps track of all maintenance on systems throughout the District.

The Maintenance Department will:

-Develop a facility maintenance plan for preventative maintenance for the project. This will include routine maintenance across the building including electrical, mechanical, roof inspections, door/hardware inspections, intercom systems, and testing of fire alarms. -Develop a painting program that will touch-up/repaint interior and exterior 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:**

Windsor Middle School was originally built as a new high school in 1927 and is located directly on the heart of Main Street in Windsor. This school building has always been the central focus of the community and provided a central location for community use and gatherings. The original portion of the building contains an auditorium that was used for many local and regional, both educational and community, functions throughout the years due to its prime location.

However, in 2012 the original 1927 portion of the building was no longer a safe environment for daily use. This section continued to have multiple costly maintenance issues including heating/cooling, roof leaks, etc. These repairs were eventually determined to be too costly to maintain on a daily basis and this portion of the school was locked and no longer accessible for student use. Through eliminating this portion of the building, many classrooms were no longer available and is causing stress on a continually growing community with astronomical rising student numbers.

**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 1927 there have been multiple improvements, additions, and renovations to the building. The first addition was in 1949. This 1949 addition was on the west side of the original structure and included multiple classrooms to accommodate for the growing community.

In 1965 a much larger addition was added to the building attached to the 1949 addition on the west side of the building. Due to the growing communities in which the school district served 10 classrooms were added as well as a library and restroom facilities.

A minor addition was added to the original building, this time on the north side in 1969.

In 1983 there was a focus on providing additional space on the south side of the building right along Main Street. This addition focused on creating a new entrance to the building and adding 8 classrooms.

1997 saw a great amount of work done to the building which included both renovating and additions. The renovations were particularly on the Main Street facing side of the building. These renovations modernized the classrooms for student learning. The complete north side of the building saw a great deal of additions. These additions included the administration office suite, a full size gym, a cafeteria, ten classrooms including a music room, and other learning spaces.

Recently through a 2016 bond, safety, maintenance, and outdated issues were addressed. As part of this project a secure entry was added to the building. Maintenance issues addressed included sewer issues, mechanical, drainage issues in the parking lot, electrical, and fire alarm. Outdated areas that were addressed included new paint and carpet in hallways and new LED lighting in classrooms and hallways. This updating provided a fresh look as well as savings in energy costs.

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

Throughout the additions and renovations since 1927 each time it is like building a puzzle piece to fit what is currently existing. Due to this method and planning there are multiple levels in the school which make it difficult for students, staff, and parents to navigate. This difficulty in navigation includes going up and down different numbers of stairs in different locations which would be an imminent safety issue in the case of an emergency and/or evacuation.

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

Annually the Weld RE-4 School District disperses funds through a Capital Reserve process and this has allowed for upkeep of the building. In 2016 a bond was passed which allowed for new carpets and painting to take place in the building. The 2016 bond also provided a secure entry for the building, which would be maintained through this renovation.

**How do you budget annually to address capital outlay needs in your district/charter? Include \$/FTE for the prior fiscal year:**

Weld RE-4 School District is comprised of nine separate school campuses serving approximately 6080 students, a District Office, Maintenance Operations facility, and a Transportation Center. The District also incorporates Windsor Charter Academy which is a three different schools, elementary, middle and high, that maintains its own facility. The Weld RE-4 capital renewal budget and maintenance department budget allocations for the past five years for facilities, equipment, and fixtures were:

2015-16 = \$771,788  
 2016-17 = \$834,899  
 2017-18 = \$944,874  
 2018-19 = \$1,306,297  
 2019-20 = \$1,290,960

Windsor Middle School currently serves approximately 12% of the District population which means of the budgeted amount, approximately \$158,081 is available for improvements, repairs, etc at Windsor Middle School Annually. This equates to \$212 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?**

Current annual operational costs of Windsor Middle School are \$71,316, this does not count for labor or utilities. This is the cost to maintain the current systems within the building. We anticipate through more efficient systems this total to decrease due to less maintenance needs.

**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>	\$9,402,702.71	<b>CDE Minimum Match %:</b>	77.00
<b>Current Applicant Match:</b>	\$39,826,107.29	<b>Actual Match % Provided:</b>	80.9
<b>Current Project Request:</b>	\$49,228,810.00	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	0	<b>Contingent on a 2021 Bond?</b>	Yes
<b>Previous Matches:</b>	0	<b>Source of Match:</b>	
<b>Future Grant Requests:</b>	0		The Weld RE-4 School District intends to place a ballot issue to approve a General Obligation Bond for capital construction in November 2021. The Bond question anticipates the following: Renovation of Windsor Middle School, Addition/Renovation of Severance Middle School; construction of two new elementary schools; However, the official determination and language of the Bond will be determined by the School Board in August 2021.
<b>Total of All Phases:</b>	\$49,228,810.00	<b>Escalation %:</b>	5
<b>Affected Sq Ft:</b>	93,666	<b>Construction Contingency %:</b>	3

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

<b>Affected Pupils:</b>	672	<b>Owner Contingency %:</b>	3
<b>Cost Per Sq Ft:</b>	\$525.58	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$64.30	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$461.28	<b>Does this Qualify for HPCP?</b>	Yes
<b>Cost Per Pupil:</b>	\$73,257	<b>Is a Master Plan Complete?</b>	Underway
<b>Gross Sq Ft Per Pupil:</b>	202	<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>	7,316	<b>Bonded Debt Approved:</b>	\$104,800,000
<b>Assessed Valuation:</b>	\$1,344,464,437	<b>Year(s) Bond Approved:</b>	16
Statewide Median: \$108,716,681			
<b>PPAV:</b>	\$183,770	<b>Bonded Debt Failed:</b>	
Statewide Median: \$173,681			
<b>Unreserved Gen Fund 19-20:</b>	\$9,925,143	<b>Year(s) Bond Failed:</b>	
Statewide Median: \$2,880,535			
<b>Median Household Income:</b>	\$93,405	<b>Outstanding Bonded Debt:</b>	\$126,415,000
Statewide Avg: \$59,201			
<b>Free Reduced Lunch %:</b>	13.70%	<b>Total Bond Capacity:</b>	\$268,892,887
Statewide Avg: 47.28%		Statewide Median: \$21,743,336	
<b>Existing Bond Mill Levy:</b>	7.991	<b>Bond Capacity Remaining:</b>	\$142,477,887
Statewide Avg: 6.7		Statewide Median: \$13,529,004	
<b>3yr Avg OMFAC/Pupil:</b>	\$6,699.97		
Applicants Median: \$2,359			

● **Facilities Impacted by this Grant Application** ●

**MANITOU SPRINGS 14 - Manitou Springs HS Reno/MS Addition - Manitou Springs MS - 1976**

District:	Auditor - Manitou Springs 14
School Name:	Manitou Springs MS
Address:	415 EL MONTE PLACE
City:	MANITOU SPRINGS
Gross Area (SF):	42,500
Number of Buildings:	1
Replacement Value:	\$13,320,481
Condition Budget:	\$8,124,992
Total FCI:	0.61
Adequacy Index:	0.37



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,792,356	\$1,476,215	0.82
Equipment and Furnishings	\$371,960	\$418,056	1.12
Exterior Enclosure	\$1,534,851	\$298,466	0.19
Fire Protection	\$2,315	\$470,077	203.03
Furnishings	\$269,627	\$254,869	0.95
HVAC System	\$2,239,828	\$1,055,260	0.47
Interior Construction and Conveyance	\$1,912,085	\$1,988,996	1.04
Plumbing System	\$750,917	\$868,662	1.16
Site	\$1,921,773	\$1,745,100	0.91
Structure	\$2,524,768	\$19,371	0.01
<b>Overall - Total</b>	<b>\$13,320,481</b>	<b>\$8,595,072</b>	<b>0.65</b>

**MANITOU SPRINGS 14 - Manitou Springs HS Reno/MS Addition - Manitou Springs HS - 1956**

District:	Auditor - Manitou Springs 14
School Name:	Manitou Springs HS
Address:	401 EL MONTE PLACE
City:	MANITOU SPRINGS
Gross Area (SF):	128,190
Number of Buildings:	2
Replacement Value:	\$38,725,279
Condition Budget:	\$18,280,138
Total FCI:	0.47
Adequacy Index:	0.15



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$6,257,690	\$4,709,937	0.75
Equipment and Furnishings	\$710,947	\$741,545	1.04
Exterior Enclosure	\$3,673,830	\$1,120,263	0.30
Fire Protection	\$96,046	\$1,407,099	14.65
Furnishings	\$1,229,432	\$554,281	0.45
HVAC System	\$8,535,302	\$4,863,230	0.57
Interior Construction and Conveyance	\$6,058,787	\$3,450,080	0.57
Plumbing System	\$1,998,903	\$1,598,152	0.80
Site	\$2,426,741	\$1,214,701	0.50
Structure	\$7,737,602	\$23,147	0.00
<b>Overall - Total</b>	<b>\$38,725,279</b>	<b>\$19,682,435</b>	<b>0.51</b>



# BEST FY2021-22 GRANT APPLICATION SUMMARIES

**Applicant Name:** MANITOU SPRINGS 14

**County:** EL PASO

**Project Title:** Manitou Springs HS Reno/MS Addition

**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 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 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 type="checkbox"/> CTE:                  |  | <input type="checkbox"/> Other:                        |   |

## General Information About the District / School, and Information About the Affected Facilities:

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. The District's positive reputation attracts over 500 (net) "choice" students from other, outside communities in El Paso and Teller Counties. 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. Ute Pass Elementary school is located just off of U.S. Route 24, approximately 8 miles northwest of the other schools in Manitou Springs. While somewhat disjointed by extreme topography, the middle and high schools share the same campus in 3 distinct buildings. There is a high school, middle school, and a shared third "SILC" building, which stands for "Shared Integrated Learning Center." The most recent district-wide facility improvements occurred in 1988 and 2002 from successful bond elections. A summary of the existing 5 educational facilities is as follows:

Manitou Springs Elementary, 56,286 s.f., built in 1922, 1953 and 1988, CDE FCI bldg./site: 0.77/0.70

Ute Pass Elementary, 21,336 s.f., built in 1968 and 2002, CDE FCI bldg./site: 0.78/0.24

Manitou Springs Middle School, 40,920 s.f., built in 1976, 1989 and 2002, FCI bldg./site: 0.49/0.84

Manitou Springs High School, 86,047 s.f., built in 1956, 1968, 1975 and 1988, FCI bldg./site: 0.63/0.50

Shared Integrated Learning Center, 41,920 s.f., built-in 2004, FCI building: 0.17

The educational facilities' average age is 44 years old, with an average building FCI of 0.57.

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).

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

The District paid off the existing bonds in November 2020 and intends to ask voters to approve a new bond at the District's full bonding capacity (approx. \$26 million). Even at full capacity, the funds fall far short of the identified needs. The CDE assessments indicate just over \$46 million required costs that should be invested within the next 5 years to address aging components and systems. The District's recent master planning and independent facility assessments also addressed components of health, safety and educational shortcomings and indicate a total district-wide need of approximately \$50 million.

While the District has done a good job in maintaining their facilities through bonds and annual budgeting, and the facilities themselves have adequate space to accommodate enrollment, there are significant safety, roofing, and educational needs that require upgrade and replacement that are beyond the District's bonding capacity, annual operating and maintenance budgets.

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

There are 3 primary categories of deficiencies at the Manitou Springs Middle and High School campus: site safety and security, building repair and maintenance, and teaching and learning environments.

#### Site safety and security

Manitou Springs is a mountain community with extreme topography. The Manitou Springs Middle School (MSMS) and Manitou Springs High School (MSHS) are on the same campus and share a third, stand-alone, building that was constructed between the two. This third building is named the Shared Integrated Learning Center (SILC) and contains specialty classrooms for visual arts and performing arts as well as some covered parking and the district administrative offices. The physical and topographical separation of these facilities pose significant health, safety and security hazards.

The pathway that connects the MSMS to the SILC is a paved and steep path. It is not accessible for individuals who utilize a wheelchair for mobility. In fact a golf cart is need to transport students up and down the path when they are not able to walk due to health reasons (e.g., case on a leg, recovery from ACL surgery, etc.). Also, this pathway becomes quite dangerous for both walkers and the golf cart on days when there is ice, snow, or rain on the path. While our Buildings and Grounds Team works hard to clear this for safe access, it is a hard physical terrain as the weather patterns shift often.

These two schools buildings (MSMS and MSHS) do not currently have secure entry vestibules.

The district 6-12 campus property consists of five parcels with multiple shared components including the Manitou Springs High School, Manitou Springs Middle School, Shared Integrated Learning Center (SILC), District Facilities, District Football / Soccer Stadium and District Track. There is significant grade change across the campus and there are four primary "plateaus" that support the various functions. There are no accessible routes between the various plateaus. The football / soccer stadium in the northwestern corner of the campus is the lowest plateau. The Middle School parking and building is the next plateau, with its upper playfield being yet another significant increase in grade. The largest and highest plateau holds the SILC building, high school, district track, grounds and maintenance, and the majority of the campus parking. CDE separate assessments for the middle school building / site and the upper plateau of the high school and are as follows:

Manitou Springs Middle School - Site FCI: 0.84

Manitou Springs High School – Site FCI: 0.50

The primary deficiency of the middle school site (and the adjacent district stadium) is that the only access road to the site is too steep to accommodate buses and larger emergency vehicles. Only passenger vehicles can access this plateau of the campus. Because of this, the high school and middle school share a bus drop-off/pick-up area located on the highest plateau just in front of the Shared Integrated Learning Center (SILC). Middle school students who ride the bus then must travel over 1,000 feet down a non-accessible path to reach the front doors of the middle school. All middle school students must make this same, long and steep trip by foot between their middle school and SILC building classes. This outdoor circulation path compromises student safety, building safety, strains adult observations and requires longer passing periods to accommodate both the distance and need to dress/undress for poor weather attire.

We have needed to move students and staff to lockout due to mountain lion sightings on our MSHS, MSMS, and SILC

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

campuses. The current pathway for students from MSMS to the SILC creates this ongoing wildlife safety concern.

For our students who are dependent on using a wheelchair to meet their needs, the steep incline from MSMS and the SILC does not allow them to access the pathway as their peers who are not using a wheelchair or other assistive mobility device. We then have to use a bus throughout the day to transport the students approximately 200 yards.

While the high school students have a shorter walk, they too must walk outside to change classes between the high school and SILC building. Their route is further compromised by having to cross the shared bus and personal vehicle circulation route. This cross-flow of traffic and pedestrians represents an unsafe condition.

In the mornings, when the sun rises from the east, the sun is blinding for anyone who drives through the dropoff at MSHS/SILC. This creates a dangerous situation for pedestrians as they exit their vehicles and/or walk across the crosswalk.

In addition to student exposure passing between buildings, all three buildings lack secured vestibules and rely on video doorbells and staff that are remote to the doors "buzzing" students access into the buildings. While this is not uncommon in older schools, what is unusual is the high use student traffic flow between the buildings and the additional building security concerns for all campus facilities as students traverse between them throughout the day.

The building separations and associated site topography are serious deficiencies that compromise student, staff and building safety.

### Building repair and maintenance

While the facilities are clean and have been well-maintained, the original middle school and high school buildings are 45 and 65 years old respectively and have multiple deficiencies that need to be addressed. Primary concerns at both buildings include code violations, roofing, windows, and doors are at the end of their useful life, and mechanical, electrical, and lighting replacements and upgrades are needed. The following is a more specific list of deficiencies by building:

Manitou Springs Middle School, 40,920 s.f., built in 1976, 1989 and 2002, Building FCI: 0.49

- Multiple roof leaks
- Rusting and worn-out windows and doors
- Worn out and failing interior finishes and casework
- Mechanical and plumbing systems are near end of life
- Lighting and electrical is inefficient and undersized.
- Building lacks fire sprinklers and voice evaluation fire alarm
- Multiple ADA violations inside and outside

Manitou Springs High School, 86,047 s.f., built in 1956, 1968, 1975 and 1988, Building FCI: 0.63

- Multiple roof leaks
- Site drainage/water infiltration issues
- Rusting and worn-out windows and doors
- Worn out and failing interior finishes and casework
- Failing and dangerous bleachers in aux gym
- Mechanical and plumbing systems are near end of life
- Lighting and electrical is inefficient and undersized.
- Building lacks fire sprinklers and voice evaluation fire alarm
- Multiple ADA violations inside and outside

Shared Integrated Learning Center, 41,920 s.f., built in 2004, Building FCI: 0.17

- Minor fire sprinkler extension
- Add dust collection system in construction lab
- Lighting is inefficient.

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

The District's facilities department allocates a portion of their annual budget to upgrade about 3 classrooms each year. The upgrades include paint, new flooring, and drop ceilings. Most classrooms have asbestos in the ceilings, so adding fire rated ceiling tile requires abatement. As a small district with a small facilities department, both time and financial resources limit the ability to upgrade more classrooms.

### Teaching and learning environments

Alongside the physical repair/replacement deficiencies, there are facility obstacles in delivering modern teaching and learning environments. The existing middle and high schools were designed and built for traditional one-directional teaching. Students, tasked with being technologically proficient as well as collaborative to compete in today's job market, are impeded with a lack of infrastructure and varied spaces for different types of learning. Specific deficiencies by building include:

#### Manitou Springs Middle School

- Lack of appropriate space for CTE / Career + Construction space (agricultural / construction program)
- Poor acoustics, security, and technology
- Lack of itinerant space
- Lack of small group/student breakout space
- Lack of access to natural light (interior classrooms)
- Lack of a safe and accessible connection to SILC

#### Manitou Springs High School

- Lack of appropriate space for CTE / Robotics
- Poor accessibility, security, and technology
- Lack of small group/student breakout space
- Lack of access to natural light (multiple interior classrooms)
- Lack of a safe and accessible connection to SILC

### **Diligence Undertaken to Determine the Deficiencies Stated Above:**

The district facilities and maintenance department keep 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 in 2021, 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 items of major maintenance, repair, and code compliance 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 who specializes in school work in the region to provide cost estimates to address all of the identified deficiencies. The master plan appendix contains all of these reports and pricing.

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

Alongside the District's physical repair/replacement/improvement needs, the complementary initiative for evaluating the safety, access, and educational adequacy occurred. A group of key district stakeholders met with the master planning team to discuss these additional concerns. A series of school tours were given to stakeholders 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 not only the District's facilities' conditions but their values, priorities and constituents.

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

The District is proposing to combine and connect the existing high school and SILC buildings with a new addition for the middle school. This would provide an updated, safe, accessible, and connected 6-12 school with modern learning environments with efficient use of space.

While the topography in and around the existing middle school makes it impossible to provide appropriate, safe and accessible bus and pedestrian access for student use, the existing middle school building itself is a strong district asset and is proposed to be repurposed to become the district services center. This district service center is master-planned to ultimately include the district administrative offices and board room, the district facilities and maintenance department, the district-wide kitchen to prepare and distribute food to all district schools, the district food, health and clothing distribution center supporting families in need.

The repurposing of the existing middle school into a non-student / district facility is required to minimize the amount of new construction and repurpose the existing district administrative offices currently on the first floor of the SILC building into new 6-12 classrooms. Moving district administration and facilities to the middle school reduces the amount of new construction by about 14,000 SF. The cost savings for this renovation versus new construction cost was estimated as a \$2.8M savings. The rest of the SILC building is in good shape and needs very little work.

A portion of the backside (south) of the existing high school would require demolition and renovation to provide both adequate space for a new 3 story new middle school classroom/connector building and also a reconfiguration of some of the current interior high school classrooms to be on an exterior wall with windows and natural light. This southern side reconfiguration area of the high school also includes many of the existing CTE classrooms. This provides both the necessity and opportunity to remodel and reconfigure other spaces to provide appropriate infrastructure for these critical and evolving programs. The SILC building existing parking garage will then be remodeled into updated CTE classrooms to meet the desires of today's learners and educational programs. The existing high school main entry and admin area on the north would be remodeled to become a single secured vestibule entry and office space for both the middle and high school administrative functions.

After a careful evaluation of the deficiencies and possible funding, this 6-12 building was master-planned to be accommodated in 2 phases. Phase 1, which is the request of this BEST grant, would involve the minimum amount of new construction and renovation needed to address getting all these students under one safe roof and addressing the high priority deferred maintenance items like ensuring those safe kids also stay warm and dry. A future phase 2, likely a future bond in 10-20 years, would complete the remaining remodel and reconfiguration of the portions of the existing high school that are beyond the funding of a maximized 2021 bond and possible associated BEST grant.

This first phase, intermediate build-out, would provide the basic programmatic needs for a combined 6-12 building but minimizes and defers expenses in the first phase to free up dollars for other district needs. It does this while also solving the concern of the safety of the students maintaining they will spend their day under one roof and not have to move between buildings throughout the day. This concept maintains many of the existing high school classrooms, maintain the existing bus drive and drop around the building. This approach also includes costs to remodel the old middle school into the district administration, district facilities and maintenance and shops. Phase 1 was laid out in such a way that the new construction and the majority of the renovation efforts and dollars would be preserved and built upon in Phase 2.

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

The combined building helps to solve a severe security risk of the current campus. Students will no longer need to leave the security of the combined building, which solves the risks of external dangers, humans and animals (such as the spotted mountain lions in the area yesterday). In addition, students no longer will have to traverse the severe grade differences between the middle school and the upper campus. The combined campus creates educational benefits and opportunities as well. The CTE program at the high school will be able to be a larger program to allow the middle school students access as well. The remodeled space will create increased learning opportunities for more students to engage in our expanding CTE programs. It will give the middle school more access to music and art programs as well. With a combined school we can share resources, and students will have greater opportunities to engage in career-minded programs. This also allows for deeper collaboration for staff at the SILC who have often communicated feelings of separation due to the physical distance between MSMS and the SILC.

The following are general narrative descriptions of the anticipated scope:

- Construction of new educational space between the existing high school and SILC building, including a 2nd level connector from the existing SILC building connecting it to the existing high school building.
- Partial demolition of the existing high school building to allow for new construction.
- Reconfiguration of portions of the existing high school building to accommodate the relocation of classrooms as well as the combining of middle and high school admin areas.
- Renovation of portions of the existing high school building that will remain in the full build-out to address high priority deficiencies noted in the assessment reports.
- Removal of bleachers at the track to reconfigure and maximize parking on this upper campus plateau.
- Reconfiguration of existing District Admin office space in SILC into classroom space.
- Reconfiguration of existing parking garage area into CTE spaces for education.

Once the middle school students move into the combined 6-12 facility, the existing middle school would be improved as follows:

- Reconfiguration as needed to house District Administration offices.
- Renovation of existing classrooms for use by Grounds and Maintenance. This would include the addition of exterior doors/overhead doors and the removal of carpeting.

In the early 2000s, the District made a strategic decision to build the SILC building as a shared classroom facility for both the middle and high schools. The most cost-effective way to address the new and growing concerns of deferred maintenance, security, accessibility and improved educational environments is to create a consolidated 6-12 facility.

### **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 between quality, effectiveness, and costs. All of the solutions also follow the scope related recommendations and requirements of the Public School Facility Construction Guidelines 1 CCR 303-1.

The primary alternative that was considered was to continue to reinvest in the existing middle school, high school, and shared SILC building as separate facilities, in their current locations. The estimated construction costs to address the identified facility infrastructure needs and needed educational improvements exceeded the cost of the intermediate build-out of a combined 6-12 facility as proposed above. While more expensive, it also failed to address the safety and accessibility deficiencies. The topography and road geometries make it impossible to get a bus or large emergency vehicle to the existing middle school, making that a poor location for today's school safety needs and expectations. Even if bus access could be resolved, the need for students to regularly travel between the middle school and SILC building remains. Adding/duplicating some of the specialty classrooms currently in the SILC building to become part of the existing middle school was also considered to eliminate the needed travel and associated safety issues. Still, in addition to costly duplication of space, the existing middle school is "landlocked" and there is not sufficient area for any addition(s). Lastly, the topography between the SILC and the existing middle school would require a series of accessible ramps that would be cost-prohibitive if not impossible to construct on the hillside.

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

The planning and diligence confirm that the most cost-effective way to address the middle and high school deficiencies is for an addition and renovation to be constructed to create a consolidated 6-12 facility.

## How Urgent is this Project?

### Safety & Security

The importance of student safety has continued to grow since the tragedy of Columbine some 22 years ago. The District's last bond election and district-wide improvements occurred prior to the current best practices in school security. Since that time, the District has used available annual funds to implement basic security procedures and protocols, including electronic security and screening. Still, these measures do very little to protect students who routinely have to leave building security to walk outside to attend classes in other buildings. These improvements must occur as soon as possible as the potential failure in the protection of staff and students 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 at 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 a connected 6-12 facility to address these critical safety concerns but would be forced to compromise on addressing other facility assessment and educational deficiencies.

### Repair & Maintenance

These facilities need the replacement of critical infrastructure, including roofs and significant mechanical, electrical and plumbing systems. Assessments indicate that most of these are at the end of their useful life and need to be replaced within the next 3-5 years. The District understands that failure of critical infrastructure can cause severe consequences, including the possible closure of a school and exponential costs of repair of items. Like the safety and security of students above, critical infrastructure is a top district priority. The upcoming bond election and the possible BEST grant would provide the needed funding to accomplish the highest priority needs, but even with both, many identified district-wide infrastructure needs will have to wait and be "nursed along" for another 10-12 years until the next bond election. If this BEST grant is not awarded, the District will have to further triage needs and defer additional infrastructure items and all aesthetic and educational improvements.

### Teaching & Learning

With exception of basic educational technologies, most middle and high school classrooms are unchanged since originally constructed. The delivery of 21st-century learning spaces and technologies needed to support them have fundamentally changed over the last 20 years which coincidentally was the last bond and major district-wide work. It is urgent for Manitou Springs to keep pace with adjacent districts to improve and modernize their teaching and learning environments. CTE is a critical focus of Manitou Springs's educational priorities and offerings. Students tasked with being technologically proficient as well as collaborative to compete in today's job market are impeded with a lack of infrastructure and varied spaces for different types of learning. A BEST grant helps us maximize and stretch our dollars to help ensure we provide basic and cost-effective solutions to all our deficiencies. While the education of our students is the District's primary mission, if we aren't awarded this BEST grant, improvements to our teaching and learning environments will likely have to be deferred in favor of the more critical and basic needs of safety, security, building repair and maintenance. This would be a severe compromise to our students and community, but we are fortunate to have inspired educators who have and will continue to make the most of whatever resources are available.

Lastly, it sends a very positive message and reinforcement to vote 'yes' for the upcoming bond and maximize their own tax contributions. The District will continue to be stewards with whatever funds are generated and has a masterplan to guide priorities, but these are 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

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

of \$2.81 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 \$410/FTE over those five years. The 2020-21 adopted budget also includes \$746,018 dedicated to operations and maintenance including salary, benefits, supplies, and purchased services. As a District we will continue to support our capital budgets and surpass the minimum contribution of the 1.5% of per pupil base funding annually towards our capital renewal fund. As previously indicated we are planning to go for bond in November of 2021 at the maximum bonding capacity of the District. We are also considering a 10 year bond to allow the District to more quickly address other identified deficiencies that are not able to be funded at this time.

Warranties will be obtained as part of the program to ensure the quality and longevity of the significant equipment and new roofs. 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 High School (MSHS) was constructed in 1956 as a 9-12 grade facility supporting the district's educational program. The building has had 3 significant additions in 1968, 1975 and 1988 – all supporting student growth and changes in education.

Manitou Springs Middle School (MSMS) was constructed in 1976 in the vicinity of the high school campus and has been supporting the district's educational program as a middle school since that time. There were smaller additions in both 1989 and 2002 to add classrooms and cafeteria space, respectively.

The Shared Integrated Learning Center (SILC) was constructed in 2004 to integrate the Manitou Springs Middle School with Manitou Springs High School and provides spaces for educational programs that are shared by students from both schools. The facility has specialty classrooms for visual and performing arts as well as their robust music program. The building also houses the district administrative offices.

**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 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 work across all the district schools including new boilers and various mechanical upgrades, roofing replacements as well as some upgrades to various systems including security, intercom/phone, lighting and fire alarm.

Within the last 3 years the following specific projects have been undertaken at each facility:

Manitou Springs Middle School –

- Office area remodel (carpet, paint, furniture)
- Office security/fire roll door
- New Intercom system
- New sound system installed in the gym
- One classroom remodel (paint, carpet, cove base)
- One classroom updated casework and sinks
- Asphalt crack fill, seal coat, striping
- Gutter repair/replacement on the northwest end
- Exterior door and trim painting

Manitou Springs High School –



# BEST FY2021-22 GRANT APPLICATION SUMMARIES

- New main gym floor
- Main entry new door hardware
- Main entry new paint up to hallway intersection
- Miscellaneous floor tile replacement
- New sound system installed in the gym
- Carpet, cove base, paint, asbestos abatement, drop ceiling addition (2-3 classrooms per year)
- Girls locker room bank of lockers added
- Boys locker room lockers
- Garage door opener added to the woodshop
- Science room #42 removed faucets and gas valves
- Bleachers in the main gym
- Additional camera added to rear commons entrance
- Food service two new roll doors and covering
- Asphalt crack fill, seal coat, striping
- Gutter repair/replacement on the east side
- Exterior door and trim painting

## Shared Integrated Learning Center -

- New doors added for improved security adjacent to the rear entry
- Drop ceilings added to two utility closets
- Sprinklers added to two utility closets
- Installed single door to the hall for Robotics
- North restroom modifications for Severe Special Needs (remove the sink, remove stall wall, SSN toilet seat)
- Asphalt crack fill, seal coat, striping

## 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? Include \$/FTE for the prior fiscal year:

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 \$2.81 million from the general fund to fund capital projects, which equates to \$410.39 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 prioritizes the needs across the District and presents a budget to the board of education. The transfer for the 2020-2021 school year was significantly lower than recent years (\$425,000 or \$322.46/student) 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>	\$8,215,963.60	<b>CDE Minimum Match %:</b>	65.00
<b>Current Applicant Match:</b>	\$15,258,218.11	<b>Actual Match % Provided:</b>	65
<b>Current Project Request:</b>	\$23,474,181.71	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	0	<b>Contingent on a 2021 Bond?</b>	Yes

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

<b>Previous Matches:</b>	0	<b>Source of Match:</b>	
<b>Future Grant Requests:</b>	0		The match will come from an upcoming Bond during the 2021 Election cycle.
<b>Total of All Phases:</b>	\$23,474,181.71	<b>Escalation %:</b>	7
<b>Affected Sq Ft:</b>	83,624	<b>Construction Contingency %:</b>	15
<b>Affected Pupils:</b>	754	<b>Owner Contingency %:</b>	8
<b>Cost Per Sq Ft:</b>	\$280.71	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$39.22	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$241.49	<b>Does this Qualify for HPCP?</b>	Yes
<b>Cost Per Pupil:</b>	\$31,133	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	256	<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>	1,313	<b>Bonded Debt Approved:</b>	
<b>Assessed Valuation:</b>	\$131,729,840	<b>Year(s) Bond Approved:</b>	
Statewide Median: \$108,716,681			
<b>PPAV:</b>	\$100,349	<b>Bonded Debt Failed:</b>	
Statewide Median: \$173,681			
<b>Unreserved Gen Fund 19-20:</b>	\$4,319,738	<b>Year(s) Bond Failed:</b>	
Statewide Median: \$2,880,535			
<b>Median Household Income:</b>	\$65,926	<b>Outstanding Bonded Debt:</b>	\$2,145,000
Statewide Avg: \$59,201			
<b>Free Reduced Lunch %:</b>	27.70%	<b>Total Bond Capacity:</b>	\$26,345,968
Statewide Avg: 47.28%		Statewide Median: \$21,743,336	
<b>Existing Bond Mill Levy:</b>	4.923	<b>Bond Capacity Remaining:</b>	\$24,200,968
Statewide Avg: 6.7		Statewide Median: \$13,529,004	
<b>3yr Avg OMFAC/Pupil:</b>	\$1,426.51		
Applicants Median: \$2,359			

● **Facilities Impacted by this Grant Application** ●

**THOMPSON R2-J - MS Renovation & K-5 Addition - Conrad Ball MS - 1973**

District:	Auditor - Thompson R2-J
School Name:	Conrad Ball MS
Address:	2660 NORTH MONROE AVENUE
City:	LOVELAND
Gross Area (SF):	95,090
Number of Buildings:	2
Replacement Value:	\$25,631,297
Condition Budget:	\$18,831,772
Total FCI:	0.73
Adequacy Index:	0.05



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$4,748,102	\$5,742,186	1.21
Equipment and Furnishings	\$656,397	\$820,497	1.25
Exterior Enclosure	\$2,315,178	\$278,251	0.12
Fire Protection	\$939,470	\$0	0.00
Furnishings	\$844,715	\$0	0.00
HVAC System	\$5,191,361	\$4,964,855	0.96
Interior Construction and Conveyance	\$4,090,477	\$3,458,800	0.85
Plumbing System	\$1,272,173	\$1,197,725	0.94
Site	\$2,807,732	\$2,361,383	0.84
Special Construction	\$54,121	\$0	0.00
Structure	\$2,711,571	\$8,078	0.00
<b>Overall - Total</b>	<b>\$25,631,297</b>	<b>\$18,831,775</b>	<b>0.73</b>

**THOMPSON R2-J - MS Renovation & K-5 Addition - Mary Blair ES - 1972**

District:	Auditor - Thompson R2-J
School Name:	Mary Blair ES
Address:	860 EAST 29 STREET
City:	LOVELAND
Gross Area (SF):	50,866
Number of Buildings:	2
Replacement Value:	\$13,982,359
Condition Budget:	\$10,677,607
Total FCI:	0.76
Adequacy Index:	0.07



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,409,365	\$2,141,114	0.89
Equipment and Furnishings	\$306,753	\$383,442	1.25
Exterior Enclosure	\$1,887,684	\$1,356,570	0.72
Fire Protection	\$2,663	\$374,551	140.64
HVAC System	\$2,891,931	\$2,831,469	0.98
Interior Construction and Conveyance	\$2,474,634	\$1,991,851	0.80
Plumbing System	\$744,952	\$769,805	1.03
Site	\$1,372,568	\$1,200,559	0.87
Special Construction	\$54,072	\$0	0.00
Structure	\$1,837,736	\$0	0.00
<b>Overall - Total</b>	<b>\$13,982,359</b>	<b>\$11,049,361</b>	<b>0.79</b>

● **Facilities Impacted by this Grant Application** ●

**THOMPSON R2-J - MS Renovation & K-5 Addition - Monroe ES - 1962**

District:	Auditor - Thompson R2-J
School Name:	Monroe ES
Address:	1500 MONROE AVENUE
City:	LOVELAND
Gross Area (SF):	57,036
Number of Buildings:	2
Replacement Value:	\$17,486,148
Condition Budget:	\$12,057,677
Total FCI:	0.69
Adequacy Index:	0.06



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,561,534	\$2,143,655	0.84
Equipment and Furnishings	\$559,892	\$622,115	1.11
Exterior Enclosure	\$2,333,209	\$1,381,679	0.59
Fire Protection	\$3,106	\$460,047	148.12
HVAC System	\$2,760,414	\$2,931,988	1.06
Interior Construction and Conveyance	\$3,522,176	\$1,758,110	0.50
Plumbing System	\$878,323	\$755,942	0.86
Site	\$2,705,453	\$2,461,307	0.91
Structure	\$2,162,041	\$0	0.00
<b>Overall - Total</b>	<b>\$17,486,148</b>	<b>\$12,514,843</b>	<b>0.72</b>

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

**Applicant Name:** THOMPSON R2-J

**County:** LARIMER

**Project Title:** MS Renovation & K-5 Addition

**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 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 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 Information About the District / School, and Information About the Affected Facilities:

Thompson School District is the 17th largest school district in Colorado, encompassing 362 square miles and serving approximately 16,000 students. The district's territory includes all of Loveland and Berthoud, as well as sections of Fort Collins, Windsor, Johnstown and unincorporated land in Larimer, Weld and Boulder counties.

TSD serves students in Pre-K through 12th grade with fifteen school-based early childhood programs, a dedicated early childhood building, one Pre-K-8 school, eighteen elementary schools, five middle schools, five high schools, a career technical education-alternative high school building, a transition program for students 18-21 who are receiving special education services, as well as two charter schools that are managed independently. In addition, we have a Pre-K-8 building under construction to be completed 2021.

District enrollment has increased by approximately 1000 students over the past 10 years. However, recent trends have shown student populations leveling out. Residents are moving from the central part of the School District to the East and South edges.

Monroe ES, Mary Blair ES, and Conrad Ball MS are within the same feeder system and represent three of the top five schools with the highest Free and Reduced Meal (FARM) population within the District.

Monroe ES - 68% FARM

Mary Blair ES - 51.7% FARM

Conrad Ball MS- 53.4% FARM

District Average: 25.5% FARM

Both Conrad Ball MS and Monroe ES rank #1 for their respective grade levels in homeless population and special education students.

Thompson School District has program of choice options to fit the needs of students and families. Many of the programs have an elementary, middle and high school feeder system component. Here is a list of programs at each of the schools identified in this grant:

-Conrad Ball Middle School: Next Generation Learning; Learning Center (LC), Intensive Learning Center (ILC), Affective Needs (AN)

-Monroe Elementary School: Deaf and Hard of Hearing Program, LC

-Mary Blair Elementary: LC, ILC

Thompson School District has created a strategic plan "Strive 2025" that has identified four separate focus areas that all

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

investments will support: Student Achievement, Inclusive and Supportive Culture, Human Talent, and Stewardship of Resources. This plan will serve as our guiding document, and blueprint for our future as we boldly set our direction and priorities for the next five years.

Thompson School District schools are well maintained but are feeling the strains of aging facilities. Unlike neighboring school districts, Thompson's conservative voters have been less willing to pass bond issues that would allow for the capital improvements that are needed. Voter reluctance, coupled with budget stabilization, have made updating facilities a challenge. Finally, after failed attempts in 2012 and 2016, Thompson voters approved a bond with a focus on deferred maintenance and security improvements in 2018. This funding is slated to address immediate facility needs (0-2 years), however, the District has identified \$72.6 million in deferred maintenance that will need to be addressed in the next 10 years. Given how far the District was behind (need far outweighing resources) the bond only scratched the surface and cannot address all of the needs that exist in the district.

The District utilizes a work order-based software system to track both preventative and responsive needs in our buildings. This allows maintenance staff to address immediate facility needs reported by building staff and plan for scheduled preventative maintenance to keep our systems in good shape. Preventative maintenance schedules vary from monthly to annual inspections, depending on the system needs.

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:**

Thompson School District, like many districts, is besieged with buildings from a bygone era that struggle to provide safe and healthy learning environments dictated by code and expected by our community. The neighborhood where these buildings are located was growing and thriving when they were built in the 60's and 70's. However, this neighborhood has seen an increase in vagrant and homeless populations, aging of housing stock, and decline in student population.

The primary issues that we struggle with at Monroe ES, Mary Blair ES, and Conrad Ball MS are safety and security, aging mechanical systems, aging main utility feeds and the presence of hazardous materials.

### **SAFETY & SECURITY RISKS**

Mary Blair and Monroe Elementary Schools are both located along major 4 lane thoroughfares with heavy traffic. The area also has a high homeless and transient population which leads to serious crimes. On multiple occasions people experiencing homelessness have been found sleeping in bushes, doorways or under stairs around the buildings during school hours. On these occasions, the Police Department is called to the school, and the building is placed on lockout. In one instance, a homeless man was found living on the roof. After he was vacated, staff had to remove days worth of feces and belongings.

On more than one occasion, police have chased suspects through school property causing the schools to go into immediate lockout. Unfortunately, during one of those events the suspect was shot on the campus by police. This context amplifies all of our safety and security concerns and challenges.

Both Mary Blair and Monroe staff have reported 3 to 4 incidents a year where students have run out of the buildings and towards the busy four lane roads. On a daily basis, staff and administration feel the anxiety of a student getting hit and must remain constantly vigilant as the arterials become busier each year.

Mary Blair ES - does not have a secure vestibule. Visitors enter directly into the main hallway for the school and have direct access to the entire school from there. The administration office and visitor check-in is located across the main hallway, and has limited visibility to the exterior of the building. We have no ability to successfully screen who is coming in. We have had issues with irate parents entering the building, and with no way to control their access to students once they have entered the building. In a memorable instance, a parent attacked the principal, and the results of that encounter led to criminal charges on the parent.

Inadequate student pick up and drop off places students in risky situations, snarls traffic for blocks and has become an

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

extreme challenge for the staff to supervise. Because of their adjacency to major thoroughfares, three buildings sharing the small amount of urban space, and that there are no separate drop off and pick up zones, students pedestrians, auto and bus traffic intersect. Parents are directed to drive through the middle school parking lot that accesses the rear of the building to drop off their children due to inadequate space at the front of the building. This route is not intuitive as it is not visible from the Elementary School, and requires parents to drive to the other side of the block. This arrangement makes staff supervision a challenge. Because of the congestion, traffic is often backed up for blocks and impatient parents will on occasion pull into the median and drop their children off leaving the children to cross two lanes of traffic on a major road. Although the schools have experienced some close calls, it is no small wonder that a child has not been seriously injured by challenges created by these tight urban spaces with heavy traffic flow.

### VENTILATION SYSTEM DEFICIENCIES

The mechanical systems for all three of these buildings are original and far beyond their expected service life. In many instances, the units are so old that replacement parts are no longer manufactured and are only able to run due to the ingenuity and expertise of the District facility staff, who have resorted to individually engineering parts to solve issues as they arise. This effort requires an undue burden on facility staff. Many of these units are located within the interior walls or ceilings of the buildings, in lieu of on the roof, and if and when these units fail, extensive interior demolition and rework will need to occur in order to replace them.

Due to the neighborhood context, as described above, school staff are discouraged from opening windows and doors. However, at both buildings, there are many undersized or non-functional exhaust vents, making for a positively pressurized building. Because of this, many of our exterior doors are difficult to latch or will even come unlatched unknowingly. We have an exterior door in each one of our classrooms that come unlatched frequently and this issue poses a real security risk, despite the diligence of our staff to keep the building secure. Neither of these schools have cooling, and classroom temperatures frequently exceed 80 degrees and have been recorded as high as 90. When temperatures get to this point, it is inevitable that staff and students will open up the building to gain relief, but this in turn creates real security concerns.

Monroe and Mary Blair ES - The majority of the classrooms are heated and ventilated by unit ventilators that are beyond their expected life span. The dampers don't function properly, and existing piping is corroded. Due to dampers that don't seal properly, it is difficult to keep classrooms warm in the winter time, and it is not uncommon to find classrooms with students in their coats.

A portion of these unit ventilators are located in the ceiling plenum space in classrooms. When these units fail, which occurs once or twice a year, the classroom has to be vacated for a day or two while the units are being repaired. Ceiling mounted unit ventilation systems are not insulated as a result of limited plenum space. Due to their age, the frequency of vibrations and shaking has increased throughout the years. Teachers have had to pause teaching or move their students to another space due to the noise when the units turn on. There is not much beyond a full replacement of the system that our facilities maintenance staff can offer as a solution.

These unit ventilators also struggle to provide the appropriate levels of ventilation. Compounding this problem, there is a significant push by the community to increase the level of filtration in the classrooms. However, when the filtration efficiency is increased, the amount of outdoor ventilation air subsequently decreases because the unit ventilator supply fan is required to work harder to overcome both the building pressure and more restrictive filter.

Monroe ES - various areas of the school are ventilated by central air handlers with induction displacement units. This system utilizes the school corridors as the return air pathway back to the central air handlers; which is not allowed by current mechanical code. This type of system allows the circulation of airborne particles, including viruses, throughout the main corridors of the building, instead of being contained within ductwork as would be typical of a modern ventilation system. The unnecessary mixing of air within the main corridors is concerning, especially during the times of COVID-19.

One of the largest deficiencies with the induction displacement units is that they have controls that constantly fail, whether the control valve is stuck open or closed resulting in overheating or underheating of the classroom. The control valves are no

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

longer manufactured, and the District has a stock supply of these discontinued units. However, the frequent replacement of the control valves has dwindled their supply.

### PLUMBING DEFICIENCIES

Mary Blair ES - Our issues with the sanitary lines in the original building are severe. Floor drains in the group toilets have backed up so badly that we have standing sewage in the toilet rooms. When this occurs, the smell permeates the hallways. We have been unable to use the classroom sinks for handwashing (a major concern in the year of COVID) due to the frequency of them backing up and flooding our counters and floors.

Many of the sanitary issues at this building originate from the water main not being upgraded appropriately for the 1990 classroom and media center addition. The undersized water main has caused water flow issues, particularly regarding successful flushing of toilets within the building. Building staff have had to cordon off entire sets of group bathrooms because all of the toilets are backed up, resulting in half of the building's toilets being taken off-line for the day. Coupled with poor ventilation, standing sewage in toilets and sometimes on floors, create an unpleasant environment for students and staff.

### ELECTRICAL DEFICIENCIES

Both Monroe and Mary Blair ES have had several power outages to the buildings that have been caused by poor underground wiring feeding the school, but owned by the City of Loveland. The most recent of these outages occurred at Monroe ES in 2019. On four separate occasions in that year, the power failed and required us to close the building and suspend classes each time until the power was restored. These maintenance issues are not within our jurisdiction to fix, but have caused huge disruptions to our student population. Vacating these buildings would remove us from these uncontrollable situations.

### FIRE SUPPRESSION

Both Monroe ES and Mary Blair ES do not have a sprinkler system throughout the entire building.

### ASBESTOS & HAZARDOUS MATERIALS

All three buildings have asbestos containing materials in their flooring walls, and duct insulation. Due to the presence of asbestos containing block filler, mechanical ventilation updates require extensive abatement, and is an additional cost prohibitive barrier.

Monroe ES : In December of 2020, the District performed a radon test. Twenty two of thirty six spaces within the building tested above the EPA's recommended action level for remediation, which is 4.0 pCi/L. Some as high as 14.5 pCi/L. The District has taken immediate steps to gain the services of a radon mitigation specialist and put into place short term mitigation measures. The long term solutions to this issue involve updating the entire mechanical system for improved ventilation and depressurizing the existing slab on grade.

### EDUCATIONAL ADEQUACY

Both Mary Blair and Monroe Elementary Schools have some of the highest population of special needs students in our District and the facilities are inadequate to meet student needs. There are several center based programs held at both schools, including one for deaf and hard of hearing students, and intensive learning centers for students with physical and emotional behavioral disabilities.

Current facilities make serving these students challenging due to several factors: calm rooms are located within the classroom (with no other entrance) making it extremely disruptive when a student from another classroom is brought to the calm room. One must imagine the loss of dignity for a student being partially restrained as they are ushered into a calm room with a classroom of students watching intently.

Due to high student populations, multiple classes are held within one classroom, which is not ideal for students that typically have noise aversions. There is also a lack of space for private interventions which can create extreme angst in students. Both schools have interior ramps that do not meet ADA required slopes. Loud ventilation systems make it nearly impossible for students with hearing issues to learn while systems are running.



# BEST FY2021-22 GRANT APPLICATION SUMMARIES

## Diligence Undertaken to Determine the Deficiencies Stated Above:

- 10 year deferred maintenance log for 2018 planning
- Ongoing deficiencies list is developed by the District Maintenance Staff every year
- Wold Architects and Engineers were hired to provide evaluation reports of mechanical, electrical, and architectural systems.
- RLH was hired to provide abatement reports for all District buildings
- Radon testing was performed by Drennen Custom Contracting
- Gathered data on temperature swings in buildings
- Garland Roofing Co was hired to provide existing condition roofing reports for all District buildings

## Proposed Solution to Address the Deficiencies Stated Above:

We propose converting Conrad Ball from a middle school to a K8 school and closing Mary Blair ES and Monroe ES. We recognize that closing schools greatly affects communities, and it is not a decision that we take lightly. We have worked closely with our District demographer, architectural planners, Master Planning Committee and Citizen Bond Oversight Committee to understand our deficiencies and to develop an appropriate and economically viable and responsible solution. Due to declining enrollment in all three schools, Conrad Ball MS will be able to accommodate all of the students from these schools by constructing 7 new classrooms (3 Kindergarten and 4 Elementary). Through this project, the District will be able to replace 100,860 SF of high burden building with 13,000 SF of new addition to Conrad Ball. This option resolves the greatest number of deficiencies and positively impacts the largest number of students for years to come.

At first glance, it may seem odd that we would continue to invest in Conrad Ball MS, given it has such a high FCI. However, the location of this building is ideal for a consolidation effort. It is located in the middle of the neighborhoods that Mary Blair and Monroe Elementary Schools serve. The site has excellent traffic management, with separate entrances for bus and other vehicular traffic. There have been no issues with the utilities serving the building. There are sufficient athletic facilities, science labs, CTE spaces and music and art rooms existing within the building to serve a K8 curriculum. The building structure is sound, with no visible cracking in its foundations, slab on grade or walls. The majority of the exterior wall construction is of CMU and brick, and has another 52 years in its expected life span. There are no existing dead ends, level changes, or egress concerns that would require rectification. A large portion of the school is sprinklered, and there is an existing addressable fire alarm system that meets current code requirements.

Conrad Ball MS was included in three BEST Grants that were awarded in 2020: Roofing Repair and Restoration, Security Improvements and Mechanical Upgrade Improvements. These three grants targeted focused solutions to the large deficiencies that we described above. We are dedicated to this building and are excited that this project offers the opportunity to leverage District and BEST Grant dollars to an even more impactful project for our students and community.

Safety and security issues at Mary Blair and Monroe Elementary Schools will be resolved in several ways. First, by relocating students to Conrad Ball, concerns related to our adjacency to 4 lane major arterial roads will be eliminated. Pick up and drop off will be much safer, and a new secure vestibule will allow us to control access to our school. The mechanical replacements occurring at Conrad Ball will eliminate the need for propped doors.

This project will also allow us to better serve our emotional behavioral and intensive needs population by providing adequate learning spaces that have separate rooms for individual classes, a calm room located outside of classrooms, and appropriate toileting and changing facilities.

In order to support the consolidation, we propose additions and renovations to support the following programs:

- Three appropriately sized Kindergarten rooms with toilets.
- Repurposing MS classrooms to elementary school classrooms.
- A four additional elementary classrooms
- New playground with site fencing

Extensive updates to the existing middle school would also take place as part of this project:

- Full mechanical system replacement

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

- Electrical system upgrades
- Flooring abatement and replacement
- Ceiling abatement and replacement
- Finish upgrades to common areas
- Learning environment improvements

These three school buildings are all located within the same aging and low income neighborhood which is slowly losing student population. In addition these schools have some of the highest percentages of FARM students as well as the highest homeless and special education populations for their grade levels in the district. Currently, new schools are being built in areas of the District experiencing population expansion, which are designed with cutting edge 21st century learning spaces and programming. However, the buildings that would be impacted by this project, serving the needier population within the District have ever increasing problems caused by aging building systems, systemic security and site safety concerns, and newly discovered hazardous materials. Consolidating these three schools into one gives us the opportunity to make a focused effort to not only provide learning spaces that are safe, secure, and do not present health hazards, but also provide the spaces to support appropriate programming for these students.

Operating and maintaining all three of these buildings is a burden on our District. As illustrated above, many of the existing systems continue to run due only to the ingenuity and skill of our maintenance team. The recent discovery of radon at Monroe ES makes resolving that condition particularly urgent. Consolidation of these schools gives us the opportunity to take 100,860 SF of high burden buildings off line and concentrate our funds more effectively to provide a safe and inspiring educational environment for this deserving community. This is NOT just a matter of efficiency, it is a matter of health, safety, and equity.

### **Due Diligence Undertaken in Defining the Stated Solution:**

-The District recently went through a master planning process, and published an update in 2019. The planning and due diligence that has led to this proposed project are a continuation of that effort.

-The district maintains an up to date capital maintenance list for all buildings. Information from that list was compared to the CDE assessments and third party engineers reports to understand building deficiencies and their impacts on potential investments and options.

- The District's demographer has completed in house enrollment and demographic projections across the District. The district is experiencing areas of growth as well as areas of declining enrollment. Projections indicate a decline in student populations for Conrad Ball, Monroe Elementary, and Mary Blair Elementary. These numbers led the District into looking at ways to consolidate students and improve operations.

-The District engaged Wold Architects and Engineers to assist with pre-design planning. The team completed utilization analysis of relevant buildings, further investigation of building deficiencies, and studied potential renovations and consolidation efforts. Several options were investigated and priced. Building system assumptions for pricing were based on District tech standards. Programming analysis was done relative to District educational specifications. Both are in alignment with Thompson and CDE published guidelines for public school construction.

-The declining population in the Mary Blair/Monroe area, both resident and enrolled, has been a matter of concern for staff for the last several years. The situation has been brought to the attention of the District's Master Planning Committee (MPC) as a situation to be monitored on an annual basis. As part of the requirements of Board Policy FCA, School Closure Evaluation, the 2020 annual review of utilization revealed that the K-8 population in the area had dropped, in line with statistical trends, enough to require a serious look at the feasibility of continuing to operate three schools at less than 50% capacity. Although COVID-19 exacerbated the declining enrollment problem for 2020-2021, it was not the root cause and continued decline is anticipated. During each of the meetings in the Fall of 2020, the subject was discussed, resulting in a deep dive into the situation in the December 2020 meeting. Staff took the input from the MPC and put together a presentation which was shared at the January 2021 meeting and approved by the Master Plan Committee for submission to the Board of Education at the 20 January 2021 meeting.

-The District has planned and constructed two PK8 schools within the District: High Plains in 2016 and Riverview in 2019.

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

These schools have provided a template and experiences from which this project will be based. We have appreciated the benefits that a PK-8/K8 structure offers, and believe it will be a good fit for this community.

-FCI Constructors has been engaged to help evaluate consolidation solutions and budget options

-District has technology and construction standards that are within the CDE construction guidelines

### How Urgent is this Project?

Failures of our building systems are ongoing and frequently disrupt student learning, provide unsafe environments, or actively harm their health. We are struggling to resolve these issues with patchwork repairs. The time for this project is now, as we work with the BEST program to provide an adequate and healthy learning environment for some of the District's most under-resourced students. If we were not awarded this grant, we would likely continue to invest in these 50 and 60 year old buildings that have ongoing system failures, plans that no longer align with our pedagogy and the stated health and safety issues demonstrated above. We have a very short window to leverage our full match (71%) from remaining 2018 Bond contingency dollars. We have our match money in hand now, we may not have it again, as future bonds are not known or guaranteed. Just recently the urgency of this project increased exponentially with discovery of high levels of radon throughout Monroe ES.

**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 Facilities Services Department general fund and capital project budget of approximately \$2.5 million annually. This includes dollars allocated for departments including custodial, environmental, resource management, security systems, building maintenance, grounds maintenance, and small projects, as all of these departments work toward the upkeep of our buildings and grounds. The additions and renovations will be maintained in accordance with the rest of our district buildings through both responsive and preventative maintenance work orders in order to keep them in good working condition for the users. In addition to our work order system, we also maintain a capital forecasting system in which we track assets on both a system and component level so that we can plan for their replacement in our annual capital and maintenance budgeting efforts. The components and systems will be tracked in the capital forecasting system to ensure we are planning for replacement.

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

All three schools were constructed by Thompson School District in accordance with the building code and standards 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:**

CONRAD BALL MIDDLE SCHOOL was built in 1973

-Addition of five classrooms in 1990.

-Roof of the gymnasium replaced in 1991.

In the past three years, the following capital improvements have been made to the building:

2018 Bond Work:

-Security system: access control and video surveillance upgrades

-Roof section replacement

-Door hardware upgrades

Maintenance work:

-Replaced small sections of flooring as it has failed (tiles, carpet transitions, etc.),

-Rebuilt/replaced motors/compressors;

-Replaced/repared plumbing fixtures and parts of the systems such as sections of water line

-Consistent roof repairs during and following moisture events due to sections of roof past their expected lifespan.

-Lighting repairs/replacement--in particular exterior lighting replacements for safety

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

Small projects:

- Picnic table area
- Scooter/skateboard area

MARY BLAIR ELEMENTARY SCHOOL was built in 1972

- Addition of 10 classrooms, and media center in 1990
- Expansion of irrigation system in 1993
- Remodel to create ADA restroom in 2002
- Partial roof replacement in 2014

In the past three years, the following capital improvements have been made to the building:

2018 Bond Work:

- Security system: access control and video surveillance upgrades
- Door hardware upgrades

Maintenance work:

- Replaced sections of drainpipe / waterlines & replaced faucets
- Constant repairs/replacement of return fan bearings/ replace exhaust fans/hvac motor/boiler pumps
- Repaired pump on boilers
- Replaced broken floor tiles
- Installed water bottle filling stations throughout the school to replace faulty water fountains

Small Projects:

- Front foyer improvement

MONROE ELEMENTARY SCHOOL was built in 1962

- Addition of 9 classrooms, three multi-purpose rooms, and media center in 1990
- New fire alarm panel in 2008
- Partial roof replacement in 2012
- Irrigation system extension in 2014

In the past three years, the following capital improvements have been made to the building:

2018 Bond Work:

- Site drainage upgrades
- Flooring abatement and replacement
- Updated building signage
- New dishwasher
- Electrical panel replacement
- Playground upgrades
- Security system: access control and video surveillance upgrades
- Door hardware upgrades

Maintenance work:

- Installed water bottle filling stations throughout the school to replace faulty water fountains
- Constant repairs/replacement of return fan bearings/ replace exhaust fans/hvac motor
- Drywall replacement due to water damage/replacement of water lines
- Replace small section of flooring (carpet transitions)
- Replaced numerous diaphragms and sensors due to leaking

Small Projects:

- De-escalation space constructed
- Student regulation room improvements

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

Outside of BEST grant funding, this project will utilize bond funding secured with the 2018 Bond. The award of BEST grant funding to this project will increase the District's capacity to remedy facility deficiencies and make improvements to support equity in the District that could not be addressed solely within the 2018 bond dollars. We currently allocate approximately \$2.5 million annually in our General Fund and Capital Improvement Budget that goes towards keeping our 32 school and program buildings up and running.

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

## How do you budget annually to address capital outlay needs in your district/charter? Include \$/FTE for the prior fiscal year:

Thompson School District R2-J includes planning for capital projects as part of the annual budgeting exercise. Consideration for expenditure of these finite funds involves thoughtful review of the many requests in an effort to balance needed attention for a particular facility or project with the overall mission and needs of the District. This is not a process that is begun anew each year but rather an ongoing source of information regarding age, condition, technology and risk that allows a view into not only what has been recently addressed in this area but also to better anticipate what is going to require investment over the coming 1-5 years.

When evaluating requests, the requirement of maintaining a safe and comfortable environment that is conducive to learning is top priority. Extending the useful life of assets and protecting what is already owned is also of great importance, whether that be repairing/replacing building roofs, making heating and cooling systems more modern and efficient, or making athletic/activity surfaces and facilities as safe as possible for participants.

For fiscal 2019-20 Thompson School District R2-J budgeted \$3,998,494 for capital projects. This included investment in areas such as facility purchase, various maintenance and ROI projects, technology replacement and enhancements, safety and security, athletics, risk management, nutrition services, and transportation. These expenditures translated to \$2,268 per FTE across all facilities and projects within the District.

## 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?

Depending on the outcome of the disposition of Mary Blair and Monroe Elementary Schools, we will no longer be incurring utility costs for them. The total utility costs, including electrical, natural gas, water, sewer, telecommunications, and internet are:

Mary Blair ES: \$59,276/year

Monroe ES: \$66,048/ year

The expected annual utility costs for the building additions onto Conrad Ball Middle School are: \$22,145.

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

The District has a process in place to determine the disposition of closed buildings. The process involves considering options and reviewing them with our community, Master Planning Committee and Board of Education. This process is underway and takes into consideration availability of potential buyers, the location of the building, options for potential reuse, current evaluation for adequacies, market value of the building and others. If the buildings are determined to be no longer needed by the District, our plan would be to sell them. We are already in conversation with several interested buyers. We do not wish to budget currently for abatement and demolition for these buildings due to limited access to funds and the high likelihood of selling the buildings. We have engaged our abatement specialists and building partners and estimate the cost for abatement and demolition to be:

Monroe ES Abatement and Demolition: \$1,599,650.00

Mary Blair ES Abatement and Demolition: \$750,882.00

We are committed to moving forward with a solution within the next five years, as to not leave the buildings vacant indefinitely.

<b>Current Grant Request:</b>	\$5,207,873.07	<b>CDE Minimum Match %:</b>	71.00
<b>Current Applicant Match:</b>	\$12,750,309.93	<b>Actual Match % Provided:</b>	71
<b>Current Project Request:</b>	\$17,958,183.00	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	110308	<b>Contingent on a 2021 Bond?</b>	No
<b>Previous Matches:</b>	234404	<b>Source of Match:</b>	2018 Bond
<b>Future Grant Requests:</b>	0		
<b>Total of All Phases:</b>	\$18,302,895.00	<b>Escalation %:</b>	5
<b>Affected Sq Ft:</b>	108,090	<b>Construction Contingency %:</b>	3

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

<b>Affected Pupils:</b>	854	<b>Owner Contingency %:</b>	5
<b>Cost Per Sq Ft:</b>	\$166.14	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$24.80	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$141.33	<b>Does this Qualify for HPCP?</b>	Yes
<b>Cost Per Pupil:</b>	\$21,432	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	127	<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>	14,447	<b>Bonded Debt Approved:</b>	\$149,000,000
<b>Assessed Valuation:</b>	\$2,316,728,490	<b>Year(s) Bond Approved:</b>	18
Statewide Median: \$108,716,681		<b>Bonded Debt Failed:</b>	\$288,000,000
<b>PPAV:</b>	\$160,361	<b>Year(s) Bond Failed:</b>	16
Statewide Median: \$173,681		<b>Outstanding Bonded Debt:</b>	\$75,205,000
<b>Unreserved Gen Fund 19-20:</b>	\$18,049,603	<b>Total Bond Capacity:</b>	\$463,345,698
Statewide Median: \$2,880,535		Statewide Median: \$21,743,336	
<b>Median Household Income:</b>	\$75,481	<b>Bond Capacity Remaining:</b>	\$388,140,698
Statewide Avg: \$59,201		Statewide Median: \$13,529,004	
<b>Free Reduced Lunch %:</b>	38.10%		
Statewide Avg: 47.28%			
<b>Existing Bond Mill Levy:</b>	7.944		
Statewide Avg: 6.7			
<b>3yr Avg OMFAC/Pupil:</b>	\$2,308.99		
Applicants Median: \$2,359			



#WeAreThompson

800 South Taft Avenue, Loveland, CO 80537 • 970-613-5000

www.thompsonschools.org

Wednesday, March 10, 2021

Dear BEST Grant Committee,

I am writing this letter in strong support of the BEST Grant application for the update of Conrad Ball for a K-8 school.

The condition and challenges of Monroe and Mary Blair Elementary Schools are well known and have been for years.

Monroe's most glaring challenge is its location on a remarkably busy US34. If you have ever driven down this thoroughfare, you will have noticed the congested traffic with license plates on vehicles from all over the country. Built in 1963, almost 60 years ago, Monroe's classrooms are small along a narrow hallway. Its design now interferes with modern learning methods, and students do not have space for collaborative and hands-on learning. There is asbestos throughout the building. In the warmer weather, the classrooms become uncomfortably hot as there is not air conditioning. Cracks in the walls can be seen in the building. Opening doors and/or windows to cool off classrooms are a safety concern.

The issues at Mary Blair are similar. The location right off busy 29th Avenue is not ideal. There is not much space for pickup/drop off for parents and little space for bus service. Mary Blair is almost 50 years old, built in 1973. Like Monroe, Mary Blair's classrooms are small, limiting the ability for hands-on and collaborative work. Technology is a challenge in some parts of the building. The building lacks air conditioning, which makes the classrooms ridiculously hot in the warm weather. A walk around the building shows its age; it looks like the foundation is crumbling.

Conrad Ball is also in dire need of improvement but has the bare bones necessary to offer a modern education. The facility is aging, hot, and in need of a refresh. Consolidating these schools into Conrad Ball is an opportunity to address the failings in all three of the buildings that we would not be able to do if done separately; it also opens so many more learning opportunities to elementary students that are not currently available.

The declining student population and condition of the old buildings in this area of the school district is depressing. This plan gives us a chance to make lemonade out of the three lemons on our hands. Without the BEST grant, the plan will fall flat of the potential positive impact it can have on the students and the neighborhoods it serves.

Thank you for your consideration,

Candle Joshi  
Thompson School District Community Member

March, 2021

To Whom it May Concern:

I am writing in support of the Thompson School District application for state funding under the BEST (Building Excellent Schools Today) Grant for the purpose of the consolidation of Mary Blair Elementary, Monroe Elementary, and Conrad Ball Middle School into one PK-8 Campus. This grant supports TSD's strategic plan, STRIVE 2025. Of note, this project will help us meet the goals of improving student achievement, narrowing pervasive gaps in our marginalized populations, allow for a much safer and supportive culture, and improve district efficiencies.

Our stellar Operations team has done comprehensive work in describing the physical plant challenges of all three of these buildings. The combination of needed mechanical overhauls in each of the three buildings combined with a collective decline in enrollment make this consolidation a fiscally responsible move. I believe this is also a brilliant move to support the teaching and learning of students in attendance in these three schools.

A quick analysis of school performance frameworks in each of these three schools suggest that structural shifts might support the achievement and growth of students in each building. I've spent 17 years of my almost thirty year career in education teaching in and leading in PK-8 School settings. The strengths this structure offers to students as a true community of learners is unparalleled. Of note:

- PK-8 Schools allow for smoother transitions between levels. Relationships with students, staff, and families are built and maintained over the course of ten grades.
- Learning needs can be met in a differentiated way with easy access to needed materials, both in remediation and acceleration efforts.
- PK-8 Schools offer authentic opportunities for older students to mentor and partner with younger students, creating a stronger sense of community.

The Thompson School District currently has one PK-8 School that is thriving, and another is being built with the slated opening date of August, 2021. As the Executive Director of Teaching and Learning in the Thompson School District, I offer my stalwart support for this BEST Grant application to renovate Conrad Ball Middle School creating a third PK-8 School. I would be happy to discuss any questions you may have. My contact information is listed below.

Sincerely,

Tracy Stegall, Executive Director of Teaching and Learning-- Thompson School District-- (720) 323-1087 (cell)  
Former Principal, Assistant Principal, and Teacher Leader-- Aspen Creek PK-8 School and Monarch PK-8 School-- BYSD



March 16, 2021

To whom it may concern,

Please accept this letter of support for the Thompson School District's application for a Colorado Department of Education, BEST Grant. I believe that this grant will be an opportunity to provide the safe, healthy and secure learning environment that our community deserves, and a place for our children to learn and grow.

I have proudly served as the principal of Mary Blair Elementary School for the last nine years. During this time, I have had the opportunity to experience all that this building and the surrounding schools have to offer, as well as the changing needs of our community. One of the biggest assets has been the love and support that our school family and community members have shown the building. We have invested countless hours and dollars into making this building suitable for the needs of our community's children, so that they can have a safe and healthy place in which to learn. However, the funding that we are able to raise via school-based fundraisers and local grants have not been able to provide the level of improvement that we strive to achieve for our children.

One example of this need is our parking lot. Currently, our school has adopted a private vehicle-only drop-off and pick-up arrangement for our families. We are unable to provide transportation for our school community, and due to our physical location on a major roadway and between two major intersections, it is unsafe to encourage walking or biking to school due to limited safe crossing areas and our inability to maintain crossing guards. Additionally, we cannot utilize our main parking lot for student drop-off or pick-up because of the small size of the lot, and its location on a main road. For vehicles, we borrow the parking lot of our neighboring school, Conrad Ball Middle School, to provide a relatively safe location for drop-off and pick-up of our kindergarten through 5th grade students. This means that students walk from the middle school parking lot behind our school to access the building. There is not a clear line of sight from the drop-off point for parents to ensure that their children have safely reached the appropriate entrance to our building, so we have to add additional staff duties each day before and after school to ensure that students do not get lost. However, if students are dropped off after school has started and there are no staff on duty, it is up to the parent and the student to get to the front of the building to check in and gain access to our facility. While this may not be an inconvenience, it is actually a very significant safety concern - our building is open on all sides to two main roads, a public park and the neighborhood, which means that it can be easy for a child to wander off, or for uninvited visitors to access our property.

This open perimeter has been one of our biggest challenges. Over the course of my tenure at Mary Blair, I have witnessed two students get attacked by dogs who have come onto our property during school hours. Fortunately, none of these students were seriously injured. However, I find it difficult to continue to promote a safe and secure facility for my families when I have seen this occur twice. We have also experienced lock downs and secure perimeter emergencies due to police activity, not just in our area, but on our property! The is not natural perimeter boundaries or space for fenced perimeter boundaries to indicate where our school begins and public property ends. I am often called to the playground to inform individuals that they cannot be on our playground or grass areas during the school day, especially when we are out on recess. Luckily, we haven't been forced to request Police support with any of these situations and we have managed to keep students safe by holding them inside until we have cleared the area before recesses.

Lastly, our building is nearly 50 years old and in need of major, costly repairs. As mentioned earlier, we do a great job of trying to paint and update the cosmetics of our building to appear safe and presentable, but the structural deficiencies cause heating and cooling issues, rodent and insect infestations, drainage problems and lack of adequate learning spaces for students.

I want the very best for the students and community in the Mary Blair and Loveland area, and I fully support the Thompson School District's application for a BEST Grant in an effort to provide much needed improvements to our schools.

Please feel free to contact me with any questions.

Thank you for your consideration!

Valerie Lara-Black,  
Principal

Mary Blair Elementary School - 860 E. 29th St. Loveland, CO 80538 - (970)613-6400 - [www.thompsonschools.org/maryblair](http://www.thompsonschools.org/maryblair)  
Valerie Lara-Black, Principal



● **Facilities Impacted by this Grant Application** ●

**MANITOU SPRINGS 14 - Manitou Springs 2 ES Roof Replacement/ Security - Manitou Springs ES - 1922**

District:	Auditor - 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:	\$18,786,846
Condition Budget:	\$14,498,720
Total FCI:	0.77
Adequacy Index:	0.32



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,874,882	\$2,997,834	1.04
Equipment and Furnishings	\$878,319	\$888,100	1.01
Exterior Enclosure	\$2,475,173	\$1,224,612	0.49
Fire Protection	\$33,546	\$690,818	20.59
Furnishings	\$131,060	\$32,765	0.25
HVAC System	\$3,089,849	\$3,812,604	1.23
Interior Construction and Conveyance	\$3,266,984	\$2,974,323	0.91
Plumbing System	\$1,022,663	\$1,209,454	1.18
Site	\$1,451,244	\$1,109,506	0.76
Structure	\$3,563,126	\$208,250	0.06
Overall - Total	\$18,786,846	\$15,148,266	0.81

**MANITOU SPRINGS 14 - Manitou Springs 2 ES Roof Replacement/ Security - Ute Pass ES - 1968**

District:	Auditor - 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:	\$7,377,314
Condition Budget:	\$5,164,295
Total FCI:	0.70
Adequacy Index:	0.25



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,135,586	\$1,215,806	1.07
Equipment and Furnishings	\$277,466	\$311,782	1.12
Exterior Enclosure	\$993,930	\$632,587	0.64
Fire Protection	\$11,943	\$282,633	23.66
HVAC System	\$940,088	\$844,313	0.90
Interior Construction and Conveyance	\$1,250,854	\$1,294,067	1.03
Plumbing System	\$444,931	\$514,198	1.16
Site	\$1,365,532	\$327,945	0.24
Structure	\$956,984	\$10,322	0.01
Overall - Total	\$7,377,314	\$5,433,653	0.74

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

**Applicant Name:** MANITOU SPRINGS 14

**County:** EL PASO

**Project Title:** Manitou Springs 2 ES Roof Replacement/ Security

**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 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 Information About the District / School, and Information About the Affected Facilities:

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. The District's positive reputation attracts over 500 (net) "choice" students from other, outside communities in El Paso and Teller Counties. 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. Ute Pass Elementary school is located just off of U.S. Route 24, approximately 8 miles northwest of the other schools in Manitou Springs. While somewhat disjointed by extreme topography, the middle and high schools share the same campus in 3 distinct buildings. There is a high school, middle school, and a shared third "SILC" building, which stands for "Shared Integrated Learning Center." The most recent district-wide facility improvements occurred in 1988 and 2002 from successful bond elections. A summary of the existing 5 educational facilities is as follows:

Manitou Springs Elementary, 56,286 s.f., built in 1922, 1953 and 1988, CDE FCI bldg./site: 0.77/0.70

Ute Pass Elementary, 21,336 s.f., built in 1968 and 2002, CDE FCI bldg./site: 0.78/0.24

Manitou Springs Middle School, 40,920 s.f., built in 1976, 1989 and 2002, FCI bldg./site: 0.49/0.84

Manitou Springs High School, 86,047 s.f., built in 1956, 1968, 1975 and 1988, FCI bldg./site: 0.63/0.50

Shared Integrated Learning Center, 41,920 s.f., built-in 2004, FCI building: 0.17

The educational facilities' average age is 44 years old, with an average building FCI of 0.57.

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).

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The District paid off the existing bonds in November 2020 and intends to ask voters to approve a new bond at the District's full bonding capacity (approx. \$26 million). Even at full capacity, the funds fall far short of the identified needs. The CDE assessments indicate just over \$46 million required costs that should be invested within the next 5 years to address aging components and systems. The District's recent master planning and independent facility assessments also addressed components of health, safety and educational shortcomings and indicate a total district-wide need of approximately \$50 million.

While the District has done a good job in maintaining their facilities through bonds and annual budgeting, and the facilities themselves have adequate space to accommodate enrollment, there are significant safety, roofing, and educational needs that require upgrade and replacement that are beyond the District's bonding capacity, annual operating and maintenance budgets.

### **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:**

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

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

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. When using receptacles to catch water, egress is impacted creating a safety issue.

### 3. Roof-top mechanical equipment deficiencies:

Manitou Springs Elementary School (MSES) – There are a total of 6 large air handling units (AHUs) on the roof of MSES that 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.

Ute Pass Elementary School (UPES) – rooftop 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 keep 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 in 2021, 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 items of major maintenance, repair, and code compliance 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.

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The District also hired a general contractor who specializes in school work in the region to provide cost estimates to address all of the 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 the safety, access, and educational adequacy occurred. A group of key district stakeholders met with the master planning team to discuss these additional concerns. A series of school tours were given to stakeholders 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 not only the District's facilities' conditions but 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 follow the same outline of deficiencies listed above.

#### 1. Secured entry vestibule solution:

Both Manitou Springs Elementary School and Ute Pass Elementary School have their existing administrative offices located adjacent to the main door. Both schools have adequate 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. 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. The remaining office areas will be reconfigured to accommodate appropriate separation of visitor waiting, children who need time to calm down, and the adjacent school nurse functions.

#### 2. Roofing solution:

The proposed solution for the Manitou Springs Elementary School (MSES) and Ute Pass Elementary School (UPES) is similar and begins with the 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/facia. The new roofing will be fully adhered 60 mil EPDM roofing with a 20-year warranty.

#### 3. Rooftop mechanical equipment solution:

As previously indicated, the 3 mechanical units on the roof of Ute Pass Elementary School (UPES) are operating well and

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should have another 10 more years of useful life so there is no work needed or included in this application.

While the assessments have called for the replacement of the 6 large constant air volume air handling units (AHUs) on the roof of Manitou Springs Elementary School (MSES), the primary components of the unit enclosure and fan blades are in good shape. The solution to further extend the life of these units in a cost-effective way is to have the units cleaned and the old motors, belts, heating coils, and actuators replaced with new.

### **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 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 upcoming district-wide bond campaign makes 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 at 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 if not addressed, will cause 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 would provide the needed funding to accomplish the needed and very costly effort to re-roof. The District is hopeful that BEST will help with these re-roofing costs to allow them to maximize the upcoming bond election and address as many other deficiencies as possible.

#### **3. Rooftop mechanical equipment urgency:**

The facility audits have indicated the Manitou Springs Elementary School rooftop units are already at the end of their useful life and should be replaced as soon as possible. Replacement of these units, or as proposed, the motors, belts, heating coils, and actuators are beyond the District's annual operating budget. Upon potential failure, the District would use reserve funds to repair whatever unit(s) might happen to fail. Like roofing, the restoration or replacement of major HVAC equipment is rare (every 20-30 years) and significant. The District's hope is that BEST will help with these costs so that the District can focus more resources on other needs and educational initiatives for the students.

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

Lastly, this is urgent because it sends the community a very possible positive message and reinforcement to vote 'yes' for the upcoming bond election and maximize and multiply their own tax contributions. 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 \$2.81 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 \$410/FTE over those five years. The 2020-21 adopted budget also includes \$746,018 dedicated to operations and maintenance including salary, benefits, supplies, and purchased services. As previously indicated we are planning to go for the bond in November of 2021 at the maximum bonding capacity of the District.

Warranties will be obtained as part of the program to ensure the quality and longevity of the significant equipment and new roofs. 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 –

- 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

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- 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 building

Ute 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 painting

Security 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. The plan is to attempt to procure a new Bond during the November 2021 election cycle. 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? Include \$/FTE for the prior fiscal year:**

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 \$2.81 million from the general fund to fund capital projects, which equates to \$410.39 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 prioritizes the needs across the District and presents a budget to the board of education. The transfer for the 2020-2021 school year was significantly lower than recent years (\$425,000 or \$322.46/student) 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>	\$698,189.10	<b>CDE Minimum Match %:</b>	65.00
<b>Current Applicant Match:</b>	\$1,296,636.90	<b>Actual Match % Provided:</b>	65
<b>Current Project Request:</b>	\$1,994,826.00	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	0	<b>Contingent on a 2021 Bond?</b>	Yes



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<b>Previous Matches:</b>	0	<b>Source of Match:</b>	
<b>Future Grant Requests:</b>	0		The match will come from an upcoming Bond during the 2021 Election cycle.
<b>Total of All Phases:</b>	\$1,994,826.00	<b>Escalation %:</b>	4
<b>Affected Sq Ft:</b>	39,420	<b>Construction Contingency %:</b>	15
<b>Affected Pupils:</b>	592	<b>Owner Contingency %:</b>	10
<b>Cost Per Sq Ft:</b>	\$50.60	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$6.32	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$44.28	<b>Does this Qualify for HPCP?</b>	No
<b>Cost Per Pupil:</b>	\$3,370	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	144	<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>	1,313	<b>Bonded Debt Approved:</b>	
<b>Assessed Valuation:</b>	\$131,729,840	<b>Year(s) Bond Approved:</b>	
Statewide Median:	\$108,716,681		
<b>PPAV:</b>	\$100,349	<b>Bonded Debt Failed:</b>	
Statewide Median:	\$173,681		
<b>Unreserved Gen Fund 19-20:</b>	\$4,319,738	<b>Year(s) Bond Failed:</b>	
Statewide Median:	\$2,880,535		
<b>Median Household Income:</b>	\$65,926	<b>Outstanding Bonded Debt:</b>	\$2,145,000
Statewide Avg:	\$59,201		
<b>Free Reduced Lunch %:</b>	27.70%	<b>Total Bond Capacity:</b>	\$26,345,968
Statewide Avg:	47.28%	Statewide Median:	\$21,743,336
<b>Existing Bond Mill Levy:</b>	4.923	<b>Bond Capacity Remaining:</b>	\$24,200,968
Statewide Avg:	6.7	Statewide Median:	\$13,529,004
<b>3yr Avg OMFAC/Pupil:</b>	\$1,426.51		
Applicants Median:	\$2,359		

● **Facilities Impacted by this Grant Application** ●

**THOMPSON R2-J - DW HVAC Upgrades - Truscott ES - 1956**

District:	Auditor - Thompson R2-J
School Name:	Truscott ES
Address:	211 WEST 6TH STREET
City:	LOVELAND
Gross Area (SF):	42,958
Number of Buildings:	1
Replacement Value:	\$12,423,683
Condition Budget:	\$8,379,706
Total FCI:	0.67
Adequacy Index:	0.05



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,930,899	\$1,614,952	0.84
Equipment and Furnishings	\$282,030	\$352,538	1.25
Exterior Enclosure	\$1,714,425	\$1,093,010	0.64
Fire Protection	\$2,339	\$345,824	147.83
Furnishings	\$447,437	\$22,430	0.05
HVAC System	\$2,134,113	\$2,310,058	1.08
Interior Construction and Conveyance	\$2,153,761	\$1,718,186	0.80
Plumbing System	\$599,116	\$665,907	1.11
Site	\$1,217,790	\$600,170	0.49
Structure	\$1,941,774	\$0	0.00
Overall - Total	\$12,423,683	\$8,723,075	0.70

**THOMPSON R2-J - DW HVAC Upgrades - Laurene Edmondson ES - 1992**

District:	Auditor - Thompson R2-J
School Name:	Laurene Edmondson ES
Address:	307 WEST 49TH STREET
City:	LOVELAND
Gross Area (SF):	41,035
Number of Buildings:	4
Replacement Value:	\$10,835,747
Condition Budget:	\$8,092,317
Total FCI:	0.75
Adequacy Index:	0.06



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,867,664	\$1,728,298	0.93
Equipment and Furnishings	\$234,799	\$293,499	1.25
Exterior Enclosure	\$1,420,860	\$1,093,410	0.77
Fire Protection	\$1,890	\$298,505	157.90
HVAC System	\$1,701,952	\$1,549,978	0.91
Interior Construction and Conveyance	\$1,778,660	\$1,290,577	0.73
Plumbing System	\$448,443	\$392,919	0.88
Site	\$1,782,473	\$1,547,871	0.87
Special Construction	\$270,359	\$162,215	0.60
Structure	\$1,328,647	\$31,563	0.02
Overall - Total	\$10,835,747	\$8,388,835	0.77

● **Facilities Impacted by this Grant Application** ●

**THOMPSON R2-J - DW HVAC Upgrades - Cottonwood Plains ES - 1992**

District:	Auditor - Thompson R2-J
School Name:	Cottonwood Plains ES
Address:	525 TURMAN DRIVE
City:	FT COLLINS
Gross Area (SF):	59,306
Number of Buildings:	1
Replacement Value:	\$17,138,706
Condition Budget:	\$10,462,660
Total FCI:	0.61
Adequacy Index:	0.05



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$3,015,845	\$3,034,613	1.01
Equipment and Furnishings	\$452,061	\$109,190	0.24
Exterior Enclosure	\$2,032,840	\$292,976	0.14
Fire Protection	\$14,921	\$491,749	32.96
HVAC System	\$3,961,387	\$3,121,736	0.79
Interior Construction and Conveyance	\$2,800,195	\$1,540,193	0.55
Plumbing System	\$559,598	\$340,296	0.61
Site	\$2,300,081	\$2,023,659	0.88
Structure	\$2,001,778	\$0	0.00
Overall - Total	\$17,138,706	\$10,954,412	0.64

**THOMPSON R2-J - DW HVAC Upgrades - Centennial ES - 1976**

District:	Auditor - Thompson R-2J
School Name:	Centennial ES
Address:	1555 WEST 37TH STREET
City:	LOVELAND
Gross Area (SF):	59,565
Number of Buildings:	2
Replacement Value:	\$18,407,521
Condition Budget:	\$9,032,966
Total FCI:	0.49
Adequacy Index:	0.03



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,778,702	\$2,181,383	0.79
Equipment and Furnishings	\$343,873	\$370,837	1.08
Exterior Enclosure	\$2,074,937	\$188,511	0.09
Fire Protection	\$597,407	\$15,105	0.03
HVAC System	\$4,651,919	\$2,602,456	0.56
Interior Construction and Conveyance	\$2,814,222	\$2,008,844	0.71
Plumbing System	\$991,693	\$586,181	0.59
Site	\$2,156,019	\$1,012,532	0.47
Special Construction	\$54,072	\$54,072	1.00
Structure	\$1,944,677	\$13,046	0.01
Overall - Total	\$18,407,521	\$9,032,967	0.49

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

**Applicant Name:** THOMPSON R2-J

**County:** LARIMER

**Project Title:** DW HVAC 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 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 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 Information About the District / School, and Information About the Affected Facilities:

Thompson School District is the 17th largest school district in Colorado, encompassing 362 square miles and serving approximately 16,000 students. The district's territory includes all of Loveland and Berthoud, as well as sections of Fort Collins, Windsor, Johnstown and unincorporated land in Larimer, Weld and Boulder counties.

TSD serves students in Pre-K through 12th grade with fifteen school-based early childhood programs, a dedicated early childhood building, one Pre-K-8 school, eighteen elementary schools, five middle schools, five high schools, a career technical education-alternative high school building, a transition program for students 18-21 who are receiving special education services, as well as two charter schools that are managed independently. In addition, we have a Pre-K-8 building under construction to be completed 2021.

District enrollment has increased by approximately 1000 students over the past 10 years. However, recent trends have shown student populations leveling out. Residents are moving from the central part of the School District to the East and South edges.

Thompson School District has program or choice options to fit the needs of our students and families. Many of the programs have an elementary, middle and high school feeder system component. Here is a list of programs at each of the schools identified in this grant:

- Truscott Elementary: Dual Language Immersion, Learning Center (LC)
- Laurene Edmondson Elementary: Science, Technology, Engineering, and Math (STEM), LC
- Cottonwood Plains Elementary: Dual Language Immersion, LC
- Centennial Elementary: LC, Affective Needs (AN)

Thompson School District has created a strategic plan "Strive 2025" that has identified four separate focus areas that all investments will support: Student Achievement, Inclusive and Supportive Culture, Human Talent, and Stewardship of Resources. This plan will serve as our guiding document, and blueprint for our future as we boldly set our direction and priorities for the next five years.

Thompson School District schools are well maintained but are feeling the strains of aging facilities. Unlike neighboring school districts, Thompson's conservative voters have been less willing to pass bond issues that would allow for the capital improvements that are needed. Voter reluctance, coupled with budget stabilization, have made updating facilities a challenge. Finally, after failed attempts in 2012 and 2016, Thompson voters approved a bond with a focus on deferred maintenance and security improvements in 2018. This funding is slated to address immediate facility needs (0-2 years), however, the District has identified \$72.6 million in deferred maintenance that will need to be addressed in the next 10 years.

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

Given how far the District was behind (need far outweighing resources) the bond only scratched the surface and cannot address all of the needs that exist in the district.

The District utilizes a work order-based software system to track both preventative and responsive needs in our buildings. This allows maintenance staff to address immediate facility needs reported by building staff and plan for scheduled preventative maintenance to keep our systems in good shape. Preventative maintenance schedules vary from monthly to annual inspections, depending on the system needs.

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:**

This grant is for much needed mechanical improvements in the four schools listed below and will allow us to supplement and leverage our 2018 Bond funds, overcoming more of our critical deficiencies.

CDE has published the following FCI numbers for the four buildings associated with this grant request:

#### 2020 ASSESSMENTS

Cottonwood Plains Elementary School - .61 (assessment dated 2020)

#### 2015 ASSESSMENTS

Truscott Elementary School - .50 (assessment dated 2015)

Laurene Edmondson Elementary School - .448 (assessment dated 2015)

Centennial Elementary School - .258 (assessment dated 2015)

Summary of health and safety concerns:

The focus of the facility mechanical improvements is to improve the health and safety of the students and staff occupying these buildings caused primarily by poor indoor air quality and/or imminent failure of systems.

#### CENTENNIAL ELEMENTARY SCHOOL

-13 unit ventilators are original to the building and well past end of life. The outside dampers are failing and do not seal, making it very difficult to heat the building in cold weather. Heating valves and pipes of the entire system are corroded. Students and staff often find their rooms six degrees above or below the target temperature.

#### COTTONWOOD PLAINS ELEMENTARY SCHOOL

-The exhaust fans on two existing roof top units are failing. Facilities staff are forced to replace the bearings in them every 6 months to keep them operating properly. This is an undue burden on the maintenance staff, and elevates the potential failure of the ventilation system as a whole.

#### LAURENE EDMONDSON ELEMENTARY SCHOOL

-An existing roof top unit was struck by lightning. The controls for the unit were replaced on an emergency basis in order to get the unit operational. However, the refurbished controls are ineffective and the unit is operating at 50-70% of its full capacity as a result, making it very difficult to both warm and cool the classrooms that it serves.

#### TRUSCOTT ELEMENTARY SCHOOL

-Classrooms that are part of the North addition to the building are not getting sufficient ventilation to effectively heat the building. The HVAC system design for this addition utilized the existing mechanical ventilation unit. Unfortunately, the design was flawed in that the existing unit does not have sufficient power to serve the addition. This has resulted in rooms that are consistently cold in the wintertime, and don't have sufficient air flow in warmer months.

-The return air fans for the mechanical ventilation system are at their end of life. Facilities staff has replaced the shafts, bearings, and motors on the existing system multiple times. Failure of these fans continues to occur with increasing frequency, and the effort to keep them functioning is high.

-The existing boiler system is nearing its end of life, and is not a redundant system. Within the last 5 years, the boiler system

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

has failed four times. This has resulted in the building closing for 1-2 days each time, while replacement parts were shipped and installed.

-Dampers and actuators of existing mechanical systems are original to the building and well past their end of life. Damper seals are shot and leak cold air into the building, making it difficult and highly inefficient to heat the building sufficiently.

### **Diligence Undertaken to Determine the Deficiencies Stated Above:**

In December of 2020, mechanical engineers with Wold Architects and Engineers surveyed our existing mechanical systems in the four buildings, associated with this grant and assembled a report of mechanical deficiencies. In collaboration with facilities staff and mechanical engineers, we identified the most urgent of those deficiencies, and we are addressing them in this grant.

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

The successful 2018 Bond will provide the 71% match which will allow us to repair or replace mechanical systems that mechanical engineers from Wold Architects and Engineers and our facilities staff deemed critical. As described previously, our list of identified deficiencies far exceeds the funding made available by our recent successful bond election so we have only identified our most critical need. We are seeking support for these projects to help us maximize our taxpayer dollars and resolve as many of the building deficiencies as possible.

#### CENTENNIAL ELEMENTARY SCHOOL

##### PLUMBING AND HVAC:

###### 1. REPLACE UNIT VENTILATORS

-Remove existing (13) hot water unit ventilators and replace with new. Provide new flex connectors and appropriate transition fittings to all existing distribution ductwork. Extend heating hot water supply and return piping to new unit ventilator connections with appropriate insulation.

#### COTTONWOOD PLAINS ELEMENTARY SCHOOL

##### PLUMBING AND HVAC

###### 1. REPLACE RETURN FANS FOR AHU-1 AND AHU-2

- Remove and replace duct mounted, in-line return fans for two (2) existing horizontal air handling units. Provide new flex connectors and vibration isolation hangers for new fans. Provide new DDC controls.

#### LAURENE EDMONDSON ELEMENTARY SCHOOL

##### PLUMBING AND HVAC

###### 1. REPLACE COMPUTER LAB RTU

-Remove and dispose of the existing rooftop air handler on the roof. Provide a new 7.5-ton rooftop air handler with hot water heat and packaged DX cooling. Provide roof curb adaptor, and appropriate transition fittings to all existing distribution ductwork. Extend heating hot water supply and return piping to new coil connections with appropriate insulation. Contractor shall be responsible for roof flashing for new curb, repairing and patching of roof membrane, and making all roof penetrations watertight.

#### TRUSCOTT ELEMENTARY SCHOOL

##### PLUMBING AND HVAC

###### 1. NEW CLASSROOM RTU

- Provide new 7.5-ton rooftop air handler with hot water heat and packaged DX cooling. Provide roof curb adaptor, and appropriate transition fittings to all existing distribution ductwork. Extend heating hot water supply and return piping main approx. 200 linear feet to new coil connections with appropriate insulation. Contractor shall be responsible for roof flashing for new curb, repairing and patching of roof membrane, and making all roof penetrations watertight.

###### 2. REPLACE BOILERS

- Remove and dispose of existing boilers. Provide new high efficiency fire- tube condensing boilers. Extend hot water supply and return piping to the new boilers and provide all appropriate valves, meters, and gauges. Contractor shall be responsible

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

for new flue and exhaust pipe routing and termination, and making all roof penetrations watertight.

## 3. REPLACE RETURN FANS

- Remove and replace two (2) return fans for existing central air handling unit. Fans are floor-mounted, centrifugal plenum fans, approximately 5 HP each. Provide new transition fittings and flexible duct connections.

## REPLACE MULTI ZONE DAMPER AND ACTUATORS

- Remove existing pneumatically actuated dampers and replace with new DDC actuated dampers for twenty-seven (27) zone dampers. Provide transition fittings as required for damper replacement.

## ELECTRICAL

### 1. UPGRADE ELECTRICAL SERVICE / NEW MAIN SWITCHBOARD

- Install new main service cable from utility transformer to electrical switchgear in the main electrical room. Add new panelboard and circuits as necessary for replaced mechanical systems.

## Due Diligence Undertaken in Defining the Stated Solution:

In addition to assessing the mechanical systems in these four buildings, our consultant has helped define proposed solutions that are in alignment with District standards, for each identified deficient building.

## How Urgent is this Project?

If this grant were not to be awarded, we will use the limited Bond funds to address the smaller dollar scope items that would be feasible to accomplish. Many of the identified deficiencies are of such large scope, they would be financially challenging to address within our capital funds, or within the budget allocated for mechanical improvements within the Bond, especially due to increased budget constraints as a result of COVID-19. We have our match money in hand now, we may not have it again, as future bonds are not known or guaranteed. The mechanical systems within these schools, as identified in this grant for replacement, have all aged out. Many systems are original to the building, and are limping along, performing at low capacity, only due to the dedication of the facilities district staff. Catastrophic failure of any one of these systems could happen at any time, putting students and staff at risk of loss of heat and/or ventilation.

**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 Facilities Services Department general fund and capital project budget of approximately \$2.5 million annually. This includes dollars allocated for departments including custodial, environmental, resource management, security systems, building maintenance, grounds maintenance, and small projects, as all of these departments work toward the upkeep of our buildings and grounds. These mechanical systems will be maintained in accordance with the rest of our district buildings through both responsive and preventative maintenance work orders in order to keep them in good working condition for the users. In addition to our work order system, we also maintain a capital forecasting system in which we track assets on both a system and component level so that we can plan for their replacement in our annual capital and maintenance budgeting efforts. The components and systems will be tracked in the capital forecasting system to ensure we are planning for replacement.

**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 four schools were constructed by Thompson School District in accordance with the building code and standards 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:**

Outside of the limited amount of bond work completed thus far, funding has not been available for large capital improvements in the past three years; however, we have a diligent maintenance team who prioritizes the greatest needs for capital dollars and takes great care of our buildings to stretch the life of the various systems. Small replacements and projects are completed when necessary, and as budget allows. Examples of this work, as well as smaller-scale projects are broken out by school below:

TRUSCOTT ELEMENTARY SCHOOL was built in 1956

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

- 1993 Exterior window and door replacements, toilet room remodels, new lighting
- 1996 HVAC redistribution project
- 2002 Fire alarm replacement, electrical upgrade, HVAC air distribution upgrade
- 2006 Site drainage upgrades
- 2011 Partial Roof Replacement

In the past three years, the following capital improvements have been made to the building:

2018 Bond Work:

- Security system: access control and video surveillance upgrades
- Door hardware upgrades

Maintenance Work:

- Constant plumbing repairs, water lines, sewer lines, fixtures
- Replacement of hot water heater
- Roof repairs during and following moisture events

Small Projects:

n/a

LAURENE EDMONDSON ELEMENTARY SCHOOL was built in 1978

- New boiler in 1990
- 1992 Classroom Addition
- 2000 Roof Replacement of 1978 roof and emergency lighting throughout the building
- 2003 Early Childhood classroom addition
- 2007 Fire Alarm replacement
- 2007 Additional boiler

In the past three years, the following capital improvements have been made to the building:

2018 Bond Work:

- Security system: access control and video surveillance upgrades
- Door hardware upgrades
- Roof section restoration

Maintenance Work:

- Replaced sections of water lines/drain lines /replaced faucets
- Roof repairs during and following moisture events due to seems needing repaired/replaced
- Replaced small sections of flooring (tiles, carpet transitions, etc)
- Repairs/replacement of condenser fan/motor

Small Projects:

- Track installation
- De-escalation space constructed

COTTONWOOD PLAINS ELEMENTARY SCHOOL was built in 1992

- 1999 Classroom addition
- 2007 new desk at admin office
- 2014 New early childhood playground

In the past three years, the following capital improvements have been made to the building:

2018 Bond Work:

- Security system: access control and video surveillance upgrades
- Door hardware upgrades
- Roof restoration

Maintenance Work:

- Constant roof repairs during and following moisture events
- Boilers malfunction leading to replacement
- Constant ballast replacements due to being defective ballasts
- Constant roof repairs during and following moisture events

Small Projects:



# BEST FY2021-22 GRANT APPLICATION SUMMARIES

- Gym flooring replacement
- Gym monkey bars installation

CENTENNIAL ELEMENTARY SCHOOL was built in 1975

- 1995 New lighting in gymnasium
- 2002 boiler replacement
- 2006 classroom and gymnasium addition
- 2006 fire sprinkler system addition, full building

In the past three years, the following capital improvements have been made to the building:

2018 Bond Work:

- Security system: access control and video surveillance upgrades
- Door hardware upgrades
- Roof section replacement

Maintenance Work:

- Replaced fan motor & mounts
- Constant replacement of diaphragm and covers
- Constant roof repairs during and following moisture events

Small Projects:

- Staff lounge countertop replacement
- Entrance mural wall upgrades and installation

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

Outside of BEST grant funding, this project will utilize bond funding secured with the 2018 Bond. The award of BEST grant funding to this project will increase the District's capacity to remedy other facility deficiencies which were identified in initial Bond planning, but ultimately placed on the backlog for future funding. We currently allocate approximately \$2.5 million annually in our General Fund and Capital Improvement Budget that goes towards keeping our 32 school and program buildings up and running.

## How do you budget annually to address capital outlay needs in your district/charter? Include \$/FTE for the prior fiscal year:

Thompson School District R2-J includes planning for capital projects as part of the annual budgeting exercise. Consideration for expenditure of these finite funds involves thoughtful review of the many requests in an effort to balance needed attention for a particular facility or project with the overall mission and needs of the District. This is not a process that is begun anew each year but rather an ongoing source of information regarding age, condition, technology and risk that allows a view into not only what has been recently addressed in this area but also to better anticipate what is going to require investment over the coming 1-5 years.

When evaluating requests, the requirement of maintaining a safe and comfortable environment that is conducive to learning is top priority. Extending the useful life of assets and protecting what is already owned is also of great importance, whether that be repairing/replacing building roofs, making heating and cooling systems more modern and efficient, or making athletic/activity surfaces and facilities as safe as possible for participants.

For fiscal 2019-20 Thompson School District R2-J budgeted \$3,998,494 for capital projects. This included investment in areas such as facility purchase, various maintenance and ROI projects, technology replacement and enhancements, safety and security, athletics, risk management, nutrition services, and transportation. These expenditures translated to \$2,268 per FTE across all facilities and projects within the District.

## 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

**Current Grant Request:**

\$591,754.57

**CDE Minimum Match %:**

71.00

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

<b>Current Applicant Match:</b>	\$1,448,778.43	<b>Actual Match % Provided:</b>	71
<b>Current Project Request:</b>	\$2,040,533.00	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	0	<b>Contingent on a 2021 Bond?</b>	No
<b>Previous Matches:</b>	0	<b>Source of Match:</b>	2018 Bond
<b>Future Grant Requests:</b>	0		
<b>Total of All Phases:</b>	\$2,040,533.00	<b>Escalation %:</b>	6
<b>Affected Sq Ft:</b>	62,332	<b>Construction Contingency %:</b>	10
<b>Affected Pupils:</b>	1,161	<b>Owner Contingency %:</b>	10
<b>Cost Per Sq Ft:</b>	\$32.74	<b>Historical Register?</b>	Yes
<b>Soft Costs Per Sq Ft:</b>	\$4.51	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$28.23	<b>Does this Qualify for HPCP?</b>	No
<b>Cost Per Pupil:</b>	\$1,758	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	195	<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>	14,447	<b>Bonded Debt Approved:</b>	\$149,000,000
<b>Assessed Valuation:</b>	\$2,316,728,490	<b>Year(s) Bond Approved:</b>	18
Statewide Median: \$108,716,681			
<b>PPAV:</b>	\$160,361	<b>Bonded Debt Failed:</b>	\$288,000,000
Statewide Median: \$173,681			
<b>Unreserved Gen Fund 19-20:</b>	\$18,049,603	<b>Year(s) Bond Failed:</b>	16
Statewide Median: \$2,880,535			
<b>Median Household Income:</b>	\$75,481	<b>Outstanding Bonded Debt:</b>	\$75,205,000
Statewide Avg: \$59,201			
<b>Free Reduced Lunch %:</b>	38.10%	<b>Total Bond Capacity:</b>	\$463,345,698
Statewide Avg: 47.28%		Statewide Median: \$21,743,336	
<b>Existing Bond Mill Levy:</b>	7.944	<b>Bond Capacity Remaining:</b>	\$388,140,698
Statewide Avg: 6.7		Statewide Median: \$13,529,004	
<b>3yr Avg OMFAC/Pupil:</b>	\$2,308.99		
Applicants Median: \$2,359			

● **Facilities Impacted by this Grant Application** ●

**ADAMS 12 FIVE STAR SCHOOLS - Arapahoe Ridge ES Roof Replacement - Arapahoe Ridge ES - 1998**

District:	Auditor - Adams 12
School Name:	Arapahoe Ridge ES
Address:	13095 PECOS STREET
City:	WESTMINSTER
Gross Area (SF):	72,718
Number of Buildings:	1
Replacement Value:	\$26,858,765
Condition Budget:	\$7,980,414
Total FCI:	0.30
Adequacy Index:	0.10



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$4,244,983	\$1,150,699	0.27
Equipment and Furnishings	\$718,737	\$683,628	0.95
Exterior Enclosure	\$2,893,204	\$739,931	0.26
Fire Protection	\$753,157	\$13,271	0.02
Furnishings	\$168,913	\$0	0.00
HVAC System	\$5,694,632	\$3,277,570	0.58
Interior Construction and Conveyance	\$4,292,231	\$1,198,161	0.28
Plumbing System	\$1,183,702	\$206,488	0.17
Site	\$2,770,667	\$710,668	0.26
Structure	\$4,138,540	\$0	0.00
<b>Overall - Total</b>	<b>\$26,858,765</b>	<b>\$7,980,416</b>	<b>0.30</b>

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

**Applicant Name:** ADAMS 12 FIVE STAR SCHOOLS

**County:** ADAMS

**Project Title:** Arapahoe Ridge ES Roof Replacement

**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 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 Information About the District / School, and Information About the Affected Facilities:

Adams 12 Five Star Schools is the sixth largest public school district in Colorado with over 35,000 students. Arapahoe Ridge serves a diverse community of 506 Pre-K through 5th grade students with 53% receiving free or reduced lunch. In 2016, Arapahoe Ridge Elementary earned the Governor's Award for Distinguished Improvement. This award goes to schools that "exceed" expectations related to academic growth and "meet or exceed" expectations for academic growth gaps. Arapahoe Ridge serves a diverse student base, including approximately 75 students who speak English as a second language, and 15 students who participate in the Significant Support Needs Program.

The 72,718 sf building consists of a two-story classroom building with an adjacent one-story section. In 2018, a two-story classroom addition of 18,800 sf was completed and the existing building underwent a \$2.9M renovation of the classroom, music, art, gym, crawlspace, and playgrounds. The original 37,577sf roof is the subject of this application. The majority of the roof area consists of a ballasted EPDM system. This roof assembly was part of the original construction in the late 1990's. The affected spaces below this roof type are educational spaces including classrooms, library, gymnasium, and pre-school areas. These areas are affected by regular, unpredictable roof leaks that damage the finishes including ceiling tiles, carpet, casework and paint.

## Deficiencies Associated with this Project:

The existing roof on the school is a single-ply .45mil ballasted EPDM membrane that has not been replaced since the school's original construction in 1998. Ballasted .45mil EPDM membrane is common for new construction because it is among the least expensive flat roof systems to install. It is usually not the preferred roof of designers but is selected in the Value Engineering phase when construction budgets are tight. The life span of this type of roof system is between 15 and 20 years. The existing roof system has existing insulation and the structural deck is corrugated metal. The school has experienced ongoing leaks in multiple locations resulting in numerous frustrating repairs. Past leaks resulted in water infiltrating interior walls. Leaks occurred in the kitchen area, leading to an emergency repair in 2020. EPDM membrane is universally shrinking and is not repairable. Once this phenomenon begins it is irreversible and may lead to catastrophic failure. The roof system on the school is 22 years old, which is well past 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 School District resources that are already stretched thin due to ongoing budget shortfalls and cuts.

Cave Consulting Group performed a Roof Audit in 2013 which concluded that the EPDM roof had only 1-3 years of Remaining Service life, expiring around 2016. The 2014 CDE School Assessment Report quoted a RSLI of 20% with an anticipated replacement date of 2018. The roof has been repaired, but the overall condition of the roof has significantly deteriorated since 2013.

## Diligence Undertaken to Determine the Deficiencies Stated Above:

Cave Consulting Group was engaged in 2013 to perform a district-wide audit of the School District's assets.

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

The audits include:

- Archive research.
- Creating roof plans for each School District Asset.
- Visual inspection of each roof section at each site.
- Key in deficiencies on the roof plan and take photos of the various deficiencies.
- Performing test cuts of each roof section to determine the existing roof assembly.
- Creating a spreadsheet for each roof section at every site:
  - Existing roof assemblies.
  - Age of the roof.
  - Estimated remaining useful life.
  - Estimated cost to replace the roofs.
- The information outlined above was assembled into a report for the School District's use.

In preparation for the BEST Grant, Cave Consulting Group re-inspected Arapahoe Ridge Elementary School and updated their roof audit report.

Adams 12 maintenance staff performs regular facility inspections, including the roofs. District roofers, in conjunction with two district-wide roof audits performed by Cave Consulting in 2013 and Bluefin in 2014 helped create a district-wide roof maintenance and replacement scope that was part of Adams 12's Bond initiative, passed by voters in 2016. Since then, the School District has focused on individual roofs that may require additional attention such as Arapahoe Ridge Elementary's roof. School District staff, including in-house roofers, facilities planners and Cave Consulting Group have visited the roof several times in last several months to identify and detail the deficiencies of the Arapahoe Ridge roof assembly.

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

As a result of Cave Consulting Group's and Adams 12's in-house roofer's inspection of the roofs and archive research, we recommend that the roof on Arapahoe Ridge Elementary School be replaced within a year. We recommend replacing the ballasted EPDM roofs with a new graveled built-up roofing system. The School District prefers this type of system for its longevity, durability and the ease of maintenance that it requires. Replacement will include new insulation (to supplement existing), new graveled built-up roof system, new sheet metal and new roofing accessories. The existing insulation will be reused on this school but will need to be supplemented with new insulation to meet building code requirements. Reusing the existing insulation reduces the overall reroofing cost. The existing ballast from the roof will be re-purposed at sites throughout school district properties. New roofing will comply with the International Building Code and Adams 12's Technical Specifications.

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.

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

## Due Diligence Undertaken in Defining the Stated Solution:

Cave Consulting Group used the roof audit described in the inspection and diligence section above to recommend to the Adams 12 the most appropriate roof replacement option.

The proposed solution considered:

- Climate.
- Building Code provisions.
- Budget.
- Longevity.
- Ease of maintenance.

## How Urgent is this Project?

Failures of the current system are frequent and the locations of the failures are unpredictable. Each time a failure occurs there is damage to ceiling tiles and at some locations damage to carpet, drywall, paint and casework. The end-of-life roof covers interior areas that were extensively renovated in 2018, including classrooms, art and music rooms, the library and the cafeteria. Technology equipment within the classrooms, library and equipment rooms is at high risk of being destroyed or damaged due to unforeseen leaks. Ceiling light fixtures and data cabling within the plenum space are at risk as well. Continued leaking of the roof system may cause unknown bio-growth within wall systems and/or behind casework. Leaks occurring during school operation times interrupts teaching and learning and can cause dangerous slip conditions at hard floor surfaces. Replacement of the roof system is urgent.

Should Arapahoe Ridge Elementary School not be awarded the BEST Grant, the scope of the project would shift from mostly replacement to renovation. The most severe sections of roof would still be replaced with bond funding, but the other sections would then be renovated to attempt to get another 10 years of remaining life. While most of the roof is at its end of life and warrants replacement, the district may be forced to repair the less-severely damaged, end of life sections and replace only the most severe areas. The district would then continue in a “break-fix” mode until funding became available to replace the end-of-life roofs.

**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 roofing contractor will warrant the project for three 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, Cave Consulting Group, School District personnel and the roofing contractor will inspect the entire roof for deficiencies which the contractor will remedy. Additionally, selected School 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 School 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 ten years.

Furthermore, Adams 12 Five Star Schools uses a life cycle management approach to assure that equipment and facilities remain in sound operating condition for at least their expected lifetime. This approach starts with a detailed design review of the project and focused quality assurance inspections during construction. Once equipment and facilities are commissioned, they enter our Preventive Maintenance program. Under this program, preventative maintenance (PM) Work Orders are automatically generated at regularly scheduled intervals and routed to maintenance technicians assigned to the school where the equipment is located. For roofs, the PM Work Orders are generated annually and include a thorough inspection of the roof with special attention paid to identify deficiencies such as:

- Roof blisters
- Membrane deterioration
- Deflection
- Obstructed drains, scuppers and vents
- Ponding water
- Holes or cracks in seams and flashings

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

Work Orders are generated for any deficiencies found during the annual roof inspection. Arapahoe Ridge has been, and will continue to be, included in this process thus assuring maximum life of the project.

Adams 12 Five Star Schools renews its facilities and related equipment from one of two funding sources:

- 1) Capital Reserve Fund that is replenished via annual operating income.
- 2) General Obligation Bonds that we put before our voters when we deem that facility-related financial needs are much greater than the annual budget can realistically fund.

Each year all district equipment and facilities are reviewed to identify those that are approaching the end of their expected life. A priority list of renewal projects is then compiled based on this information; some to be funded through the Capital Reserve Fund and others earmarked to be done under future bonds. Most roofs in the district are Built-Up Roofs which have an expected lifetime of 25-30 years. Due to the long-life expectancy and relatively high cost of roof replacements, most are scheduled to be completed under the next available bond. Should we be awarded a BEST Grant, the new roof at Arapahoe Ridge will be included in our annual review and scheduled for replacement again at the end of its expected life; in or around the year 2045.

**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 constructed new by Adams 12 Five Star Schools in 1998.

**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:**

Arapahoe Ridge Elementary was originally constructed in 1998 with a classroom addition in 2018. The school had a minor HVAC renovation in 2006 and two playground projects in 2006 and 2018. The school had a major interior renovation of classroom, art, and music spaces with upgrades to classroom technology and finishes.

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

In November 2016, Adams 12 voters successfully passed ballot issue 3D, awarding the Adams 12 Five Star School District a \$350M bond to fund facilities projects. Prior to the success of the 2016 Bond initiative the District had not passed a bond since 2004 and was unsuccessful at passing Bond initiatives in 2008 and 2014. Prior to the 2016 bond, the District acquired Certificates of Participation (COP) to address critical building needs district wide. Leading up to the bond, the A12 Facilities Department had prioritized projects, based on needs as determined by our life-cycle management data as well as district technicians' input. Those projects that required immediate attention were moved up the priorities list to be funded by the bond, which included a partial roof replacement and renovations of other selected roof sections. Should we be awarded the BEST Grant, we can maximize the investment in the Arapahoe Ridge ES roof, supplementing the bond dollars allocated to replace the most deficient sections of roof with grant dollars to replace those sections that were previously scheduled for renovation and less than 5 years of remaining service life.

**How do you budget annually to address capital outlay needs in your district/charter? Include \$/FTE for the prior fiscal year:**

Adams 12 Five Star Schools renews its facilities and related equipment from a Capital Reserve Fund that is replenished via annual operating income. Each year all district equipment and facilities are reviewed to identify those that are approaching the end of their expected life. A priority list of renewal projects is then compiled based on this information; some to be funded through the Capital Reserve Fund.

Adams 12 budgets annually for maintenance and capital reserve to replace and/or repair fixed assets. The 2019-2020 budget was \$6,640,000, which equates to approximately \$187 per pupil. Funds per pupil were district wide.

**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?**

As part of the project, the R-Value of the roof will increase due to meeting current code insulation requirements and regulations. This increased insulative value will require less energy to heat and cool the building, leading to substantive utility

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

savings.

Arapahoe Ridge's utility costs for Electrical and Natural Gas in 2019 were \$63,486.

**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>	\$390,986.56	<b>CDE Minimum Match %:</b>	62.00
<b>Current Applicant Match:</b>	\$637,925.43	<b>Actual Match % Provided:</b>	62
<b>Current Project Request:</b>	\$1,028,912.00	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	0	<b>Contingent on a 2021 Bond?</b>	No
<b>Previous Matches:</b>	0	<b>Source of Match:</b>	Bond
<b>Future Grant Requests:</b>	0		
<b>Total of All Phases:</b>	\$1,028,912.00	<b>Escalation %:</b>	4
<b>Affected Sq Ft:</b>	53,939	<b>Construction Contingency %:</b>	6
<b>Affected Pupils:</b>	508	<b>Owner Contingency %:</b>	1
<b>Cost Per Sq Ft:</b>	\$19.08	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$1.14	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$17.94	<b>Does this Qualify for HPCP?</b>	No
<b>Cost Per Pupil:</b>	\$2,025	<b>Is a Master Plan Complete?</b>	Underway
<b>Gross Sq Ft Per Pupil:</b>	143	<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>	35,353	<b>Bonded Debt Approved:</b>	\$350,000,000
<b>Assessed Valuation:</b>	\$3,086,196,117	<b>Year(s) Bond Approved:</b>	16
Statewide Median: \$108,716,681			
<b>PPAV:</b>	\$87,504	<b>Bonded Debt Failed:</b>	\$220,000,000
Statewide Median: \$173,681			
<b>Unreserved Gen Fund 19-20:</b>	\$46,081,312	<b>Year(s) Bond Failed:</b>	14
Statewide Median: \$2,880,535			
<b>Median Household Income:</b>	\$80,469	<b>Outstanding Bonded Debt:</b>	\$485,570,000
Statewide Avg: \$59,201			
<b>Free Reduced Lunch %:</b>	39.10%	<b>Total Bond Capacity:</b>	\$617,239,223
Statewide Avg: 47.28%		Statewide Median: \$21,743,336	
<b>Existing Bond Mill Levy:</b>	21.665	<b>Bond Capacity Remaining:</b>	\$131,669,223
Statewide Avg: 6.7		Statewide Median: \$13,529,004	
<b>3yr Avg OMFAC/Pupil:</b>	\$3,562.58		
Applicants Median: \$2,359			



● **Facilities Impacted by this Grant Application** ●

**ADAMS 12 FIVE STAR SCHOOLS - North Mor ES Roof Replacement - N. Mor ES - 1965**

District:	Auditor - Adams 12
School Name:	N. Mor ES
Address:	9580 DAMON DRIVE
City:	NORTHGLENN
Gross Area (SF):	49,736
Number of Buildings:	1
Replacement Value:	\$15,048,338
Condition Budget:	\$9,273,254
Total FCI:	0.62
Adequacy Index:	0.15



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,443,572	\$1,641,275	0.67
Equipment and Furnishings	\$548,230	\$169,769	0.31
Exterior Enclosure	\$2,035,122	\$1,164,005	0.57
Fire Protection	\$13,371	\$571,331	42.73
Furnishings	\$6,072	\$1,518	0.25
HVAC System	\$2,713,673	\$3,007,477	1.11
Interior Construction and Conveyance	\$3,043,298	\$1,436,431	0.47
Plumbing System	\$842,565	\$814,459	0.97
Site	\$1,522,006	\$1,022,156	0.67
Structure	\$1,880,429	\$0	0.00
<b>Overall - Total</b>	<b>\$15,048,338</b>	<b>\$9,828,421</b>	<b>0.65</b>

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

**Applicant Name:** ADAMS 12 FIVE STAR SCHOOLS

**County:** ADAMS

**Project Title:** North Mor ES Roof Replacement

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

4

**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 Information About the District / School, and Information About the Affected Facilities:

Adams 12 Five Star Schools is the sixth largest public school district in Colorado with over 35,000 students. North Mor Elementary is a Title One, community-focused elementary school that serves 395 students in preschool through 5th grade, with 75% receiving free or reduced lunch. North Mor continues to seek improved academic growth and achievement, with most recent data indicating that our English Language Learners exceed district growth percentiles with Median Growth Percentile being 57 based on the ACCESS standardized assessment that measures reading, writing, speaking and listening. In addition to a focus on academic growth and achievement, they remain focused on creating and fostering a positive school learning environment for all students.

This one story building contains classroom, gym, cafeteria, library, and administration sections under 49,861 square feet of roof. In 2018, these sections underwent a \$2.3M renovation of the music, art, cafeteria and kitchen spaces with upgrades to the plumbing and HVAC systems. The majority of the roof area consists of a ballasted built-up roof system. This roof assembly was part of the original construction in the late 1960's and was replaced in kind in 1991. The affected spaces below this roof type are educational spaces including classrooms, art, music, gym, and library spaces. These areas are affected by regular, unpredictable roof leaks that damage the finishes including ceiling tiles, carpet, casework and paint.

## Deficiencies Associated with this Project:

The built-up roofing systems included in the grant application are experiencing failure common to roofs at the end of life. The felts are wearing out in areas, requiring frequent patching that will eventually fail and require more attention. Roof drains are sinking, causing clogs and water-ponding. Roof flashings, both base and edge, are deteriorated and pulling apart. The numerous cracks in the flashing allow water to pool and enter the building.

A 2013 Cave Consulting roof audit concluded that the built-up roof had only 1-3 years of remaining service life, expiring around 2016. The 2014 CDE School Assessment Report quoted a RSLI of 0% with an SCI of 106.41% and a condition budget of \$6,667,862. The roof has been repaired, but the overall condition of the roof has only deteriorated since 2014. The proposed roof replacement sections outlined in the grant application are past or well past their useful lives. The roof sections range from 21 years old to 34 years old. Due to their age, the roof is no longer serviceable and should be replaced as soon as possible.

## Diligence Undertaken to Determine the Deficiencies Stated Above:

Cave Consulting Group was engaged in 2013 to perform a district-wide audit of the School District's assets.

The audits include:

- Archive research.
- Creating roof plans for each School District Asset.
- Visual inspection of each roof section at each site.

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

- Key in deficiencies on the roof plan and take photos of the various deficiencies.
- Performing test cuts of each roof section to determine the existing roof assembly.
- Creating a spreadsheet for each roof section at every site:
  - Existing roof assemblies.
  - Age of the roof.
  - Estimated remaining useful life.
  - Estimated cost to replace the roofs.
- The information outlined above was assembled into a report for the School District's use.

In preparation for the BEST Grant, Cave Consulting Group re-inspected North Mor Elementary School and updated their roof audit report.

Adams 12 maintenance staff performs regular facility inspections, including the roofs. District roofers, in conjunction with two district-wide roof audits performed by Cave Consulting in 2013 and Bluefin in 2014 helped create a district-wide roof maintenance and replacement scope that was part of Adams 12's Bond initiative, passed by voters in 2016. Since then, the School District has focused on individual roofs that may require additional attention such as North Mor Elementary's roof. School District staff, including in-house roofers, facilities planners and Cave Consulting Group have visited the roof several times in last several months to identify and detail the deficiencies of North Mor's roof assembly.

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

As a result of Cave Consulting Group's and Adams 12's in-house roofer's inspection of the roofs and archive research, we recommend that the entire roof on North Mor Elementary School be replaced within a year. We recommend replacing the existing built-up roofs with a new built-up roofing system. The School District prefers this type of system for its longevity, durability and the ease of maintenance that it requires. Replacement will include new insulation (to supplement existing), new graveled built-up roof system, new sheet metal and new roofing accessories. The existing insulation will be reused on this school but will need to be supplemented with new insulation to meet building code requirements. Reusing the existing insulation reduces the overall reroofing cost. The existing ballast from the roof will be re-purposed at sites throughout school district properties. New roofing will comply with the International Building Code and Adams 12's Technical Specifications.

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:**

Cave Consulting Group used the roof audit described in the Inspection and Diligence section above to recommend to the Adams 12 the most appropriate roof replacement option.

The proposed solution considered:

- Climate.
- Building Code provisions.
- Budget.
- Longevity.
- Ease of maintenance.

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

Failures of the current system are frequent and the locations of the failures are unpredictable. Each time a failure occurs there is damage to ceiling tiles and at some locations damage to carpet, drywall, paint and casework. The end-of-life roof covers interior areas that were extensively renovated in 2018, including art, music, and classroom areas. Technology

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

equipment within the classrooms, library and equipment rooms is at high risk of being destroyed or damaged due to unforeseen leaks. Ceiling light fixtures and data cabling within the plenum space are at risk as well. Continued leaking of the roof system may cause unknown bio-growth within wall systems and/or behind casework. Furthermore, several roof sections are over 1960's era building sections that are known to have asbestos containing materials in concealed spaces, which could be disturbed with continued water exposure. Leaks occurring during school operation times interrupts teaching and learning and can cause dangerous slip conditions at hard floor surfaces. Replacement of the roof system is urgent.

Should North Mor Elementary School not be awarded the BEST Grant, the scope of the project would shift from mostly replacement to renovation. The most severe sections of roof would still be replaced with bond funding, but the other sections would then be renovated to attempt to get another 10 years of remaining life. While most of the roof is at its end of life and warrants replacement, the district may be forced to repair the less-severely damaged, end of life sections and replace only the most severe areas. The district would then continue in a "break-fix" mode until funding became available to replace the end-of-life roofs.

**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 roofing contractor will warrant the project for three 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, Cave Consulting Group, School District personnel and the roofing contractor will inspect the entire roof for deficiencies which the contractor will remedy. Additionally, selected School 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 School 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 ten years.

Furthermore, Adams 12 Five Star Schools uses a life cycle management approach to assure that equipment and facilities remain in sound operating condition for at least their expected lifetime. This approach starts with a detailed design review of the project and focused quality assurance inspections during construction. Once equipment and facilities are commissioned, they enter our Preventive Maintenance program. Under this program, preventative maintenance (PM) work orders are automatically generated at regularly scheduled intervals and routed to maintenance technicians assigned to the school where the equipment is located. For roofs, the PM Work Orders are generated annually and include a thorough inspection of the roof with special attention paid to identify deficiencies such as:

- Roof blisters
- Membrane deterioration
- Deflection
- Obstructed drains, scuppers and vents
- Ponding water
- Holes or cracks in seams and flashings

Work orders are generated for any deficiencies found during the annual roof inspection. North Mor has been, and will continue to be, included in this process thus assuring maximum life of the project.

Adams 12 Five Star Schools renews its facilities and related equipment from one of two funding sources:

- 1) Capital Reserve Fund that is replenished via annual operating income.
- 2) General Obligation Bonds that we put before our voters when we deem that facility-related financial needs are much greater than the annual budget can realistically fund.

Each year all district equipment and facilities are reviewed to identify those that are approaching the end of their expected life. A priority list of renewal projects is then compiled based on this information; some to be funded through the Capital Reserve Fund and others earmarked to be done under future bonds. Most roofs in the district are built-up roofs which have an expected lifetime of 25-30 years. Due to the long-life expectancy and relatively high cost of roof replacements, most are

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

scheduled to be completed under the next available bond. Should we be awarded a BEST Grant, the new roof at North Mor will be included in our annual review and scheduled for replacement again at the end of its expected life; in or around the year 2045.

**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 constructed new by Adams 12 Five Star Schools in 1965.

**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 Mor Elementary was originally constructed in 1965 with a classroom addition in 1991. The school had minor HVAC renovations in 2001, 2005, and 2009, with playground renovations in 2008 and 2018. The school underwent a major interior renovation in 2018 that included art, music, and gym spaces, as well as classroom technology and finishes upgrades.

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

In November 2016, Adams 12 voters successfully passed ballot issue 3D, awarding the Adams 12 Five Star School District a \$350M bond to fund facilities projects. Prior to the success of the 2016 Bond initiative the District had not passed a bond since 2004 and was unsuccessful at passing Bond initiatives in 2008 and 2014. Prior to the 2016 bond, the District acquired Certificates of Participation (COP) to address critical building needs district wide. Leading up to the bond, the A12 Facilities Department had prioritized projects, based on needs as determined by our life-cycle management data as well as district technicians' input. Those projects that required immediate attention were moved up the priorities list to be funded by the bond, which included a partial roof replacement and renovations of other selected roof sections. Should we be awarded the BEST Grant, we can maximize the investment in the North Mor ES roof, supplementing the bond dollars allocated to replace the most deficient sections of roof with grant dollars to replace those sections that were previously scheduled for renovation and less than 5 years of remaining service life.

**How do you budget annually to address capital outlay needs in your district/charter? Include \$/FTE for the prior fiscal year:**

Adams 12 Five Star Schools renews its facilities and related equipment from a Capital Reserve Fund that is replenished via annual operating income. Each year all district equipment and facilities are reviewed to identify those that are approaching the end of their expected life. A priority list of renewal projects is then compiled based on this information; some to be funded through the Capital Reserve Fund.

Adams 12 budgets annually for maintenance and capital reserve to replace and/or repair fixed assets. The 2019-2020 budget was \$6,640,000, which equates to approximately \$187 per pupil. Funds per pupil were district wide.

**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?**

As part of the project, the R-Value of the roof will increase due to meeting current code insulation requirements and regulations. This increased insulative value will require less energy to heat and cool the building, leading to substantive utility savings.

North Mor's utility costs for Electrical and Natural Gas in 2019 were \$43,297.

**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>	\$564,315.96	<b>CDE Minimum Match %:</b>	62.00
<b>Current Applicant Match:</b>	\$920,726.04	<b>Actual Match % Provided:</b>	62
<b>Current Project Request:</b>	\$1,485,042.00	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	0	<b>Contingent on a 2021 Bond?</b>	No

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

<b>Previous Matches:</b>	0	<b>Source of Match:</b>	
<b>Future Grant Requests:</b>	0		Bond.
<b>Total of All Phases:</b>	\$1,485,042.00	<b>Escalation %:</b>	4
<b>Affected Sq Ft:</b>	49,861	<b>Construction Contingency %:</b>	6
<b>Affected Pupils:</b>	395	<b>Owner Contingency %:</b>	1
<b>Cost Per Sq Ft:</b>	\$29.78	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$1.80	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$27.98	<b>Does this Qualify for HPCP?</b>	No
<b>Cost Per Pupil:</b>	\$3,760	<b>Is a Master Plan Complete?</b>	Underway
<b>Gross Sq Ft Per Pupil:</b>	126	<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>	35,353	<b>Bonded Debt Approved:</b>	\$350,000,000
<b>Assessed Valuation:</b>	\$3,086,196,117	<b>Year(s) Bond Approved:</b>	16
Statewide Median: \$108,716,681			
<b>PPAV:</b>	\$87,504	<b>Bonded Debt Failed:</b>	\$220,000,000
Statewide Median: \$173,681			
<b>Unreserved Gen Fund 19-20:</b>	\$46,081,312	<b>Year(s) Bond Failed:</b>	14
Statewide Median: \$2,880,535			
<b>Median Household Income:</b>	\$80,469	<b>Outstanding Bonded Debt:</b>	\$485,570,000
Statewide Avg: \$59,201			
<b>Free Reduced Lunch %:</b>	39.10%	<b>Total Bond Capacity:</b>	\$617,239,223
Statewide Avg: 47.28%		Statewide Median: \$21,743,336	
<b>Existing Bond Mill Levy:</b>	21.665	<b>Bond Capacity Remaining:</b>	\$131,669,223
Statewide Avg: 6.7		Statewide Median: \$13,529,004	
<b>3yr Avg OMFAC/Pupil:</b>	\$3,562.58		
Applicants Median: \$2,359			

● **Facilities Impacted by this Grant Application** ●

**Bromley East - Bromley East Roof Replacement - Bromley East Charter School - 2000**

District:	Auditor - School District 27J
School Name:	Bromley East Charter School
Address:	356 LONGSPUR DRIVE
City:	BRIGHTON
Gross Area (SF):	123,464
Number of Buildings:	1
Replacement Value:	\$36,743,672
Condition Budget:	\$11,388,319
Total FCI:	0.31
Adequacy Index:	0.09



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$6,991,092	\$2,242,294	0.32
Equipment and Furnishings	\$1,104,348	\$906,217	0.82
Exterior Enclosure	\$4,722,106	\$1,264,644	0.27
Fire Protection	\$1,271,336	\$13,271	0.01
Furnishings	\$481,971	\$0	0.00
HVAC System	\$7,801,420	\$3,919,476	0.50
Interior Construction and Conveyance	\$5,026,766	\$2,059,851	0.41
Plumbing System	\$1,472,713	\$42,189	0.03
Site	\$2,076,236	\$940,380	0.45
Structure	\$5,795,684	\$0	0.00
<b>Overall - Total</b>	<b>\$36,743,672</b>	<b>\$11,388,322</b>	<b>0.31</b>

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

**Applicant Name:** Bromley East

**County:** ADAMS

**Project Title:** Bromley East Roof 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 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:             |  |

## General Information About the District / School, and Information About the Affected Facilities:

Established in 2001, Bromley East Charter School is a 501(c)3 Corporation K-12 public charter school which embraces the Leader-in-me philosophy, and is located by Interstate I-76 and Bromley Lane at 356 Longspur Drive in Brighton, approximately 24 miles Northeast of Denver. Over the past several years Brighton has experienced tremendous growth which has caused serious overcrowding in all schools within the 27J School District. In spite of our tremendous growth, Bromley East has consistently been rated a "Performance" school on the state's School Performance Framework and continues to challenge our students academically while providing the tools necessary to be successful in as well as outside of school. In 2016 Bromley completed a Campus expansion which included a new middle school wing, Performing Arts Theater and an elementary gymnasium. With this expansion we were able to alleviate some of the overcrowding challenges and better support our diverse student population. Maintenance programs at Bromley East include third party vendors who assist in monitoring and maintaining HVAC, heating and automated building systems. Budgeted amounts for building repairs, maintenance, as well as ground maintenance and improvements account for approximately 5.6% of total general fund revenues.

## Deficiencies Associated with this Project:

The existing roof on the school is a single-ply .45mil ballasted EPDM membrane and have not been replaced since original construction in 2000. Ballasted .45mil EPDM membrane is common for new construction because it is among the least expensive flat roof systems to install. It is usually not the preferred roof of designers but is selected in the Value Engineering phase when construction budgets are tight. The life span of this type of roof system is between 15 and 20 years. There are leaks in multiple locations resulting in numerous ongoing repairs. The EPDM membrane is universally shrinking and is not repairable. Once this phenomenon begins it is irreversible and may lead to catastrophic failure. The roof system on the school is nearly 20 years old, which is well past 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 school resources that are already stretched thin due to ongoing budget shortfalls.

The sloped roof system is a standing seam metal roof over a plywood deck over insulation. A standing seam metal roof system typically has a longer roof life than flat roof systems, but the metal roof system on this school is in disrepair. Roof panels and trim are loose and dislodged in some instances, which can become a hazard to students and staff.

## Diligence Undertaken to Determine the Deficiencies Stated Above:

Cave Consulting Group was engaged in 2020 to perform a roof audit at Bromley East Charter School.

The audit includes:

- Archive research.
- Creating roof plan for the school.
- Visual inspection of each roof section at each site.
- Key in deficiencies on the roof plan and take photos of the various deficiencies.



## BEST FY2021-22 GRANT APPLICATION SUMMARIES

- Performing test cuts of each roof section to determine the existing roof assembly.
- Creating a spreadsheet for each roof section at every site:
- Existing roof assemblies.
- Age of the roof.
- Estimated remaining useful life.
- Estimated cost to replace the roofs.
- The information outlined above was assembled into a report for the school's use.

During the due-diligence phase, it was determined that the existing insulation can be reused based on its type, condition and structural deck.

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

Based upon our inspection of the roofs and archive research, we recommend that the roof on Bromley East Charter School be replaced within a year. We recommend replacing the ballasted EPDM roofs with a new 60mil fully adhered EPDM system. The school prefers this type of system for its longevity, durability and ease of maintenance. Replacement will include new insulation (to supplement existing), new 60mil EPDM membrane, new sheet metal and new roofing accessories. The existing insulation will be able to be reused on this school but will need to be supplemented with new insulation. Reusing the existing insulation reduces the overall reroofing cost. Further, perfectly good material will not unnecessarily be added to our landfills. The sloped roofs will be replaced with either new standing seam metal or EPDM depending on the best design option. The existing ballast from the roof will be re-purposed. New roofing will comply with the International Building Code.

Replacing the sloped sections is wise from a budgeted standpoint and gives the School District a fresh and complete roof 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:**

Cave Consulting Group used the roof audit described in the inspection and diligence section above to recommend to school staff the most appropriate roof replacement option.

The proposed solution considered:

- Climate.
- Building Code provisions.
- Budget.
- Longevity.
- Ease of maintenance.

The existing roof insulation will remain in place and supplemented with new to comply with the International Energy Efficiency Code. 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 well past its useful life and is no longer serviceable and should be replaced as soon as possible. Apart from safety concerns, continued leaks can cause damage to the school's structure, interior and educational materials. Furthermore, continued leaking can be a distraction to the learning environment as school resources have to be rededicated

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

to managing the ongoing leaks.

**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 Bromley East manages a capital construction to provide necessary repairs and maintenance to the building and grounds. In 2019 Bromley East commissioned a reserve study to better understand potential future repairs, maintenance and replacement costs of our major systems, which includes the roof. The anticipated need, according to the reserve plan, was to fund our account at \$171K per year. Given the constraints in the budgeting process, when permitted, BECS plans to fund 67% of that target, or \$115K per year.

Regarding the reroofing project, the roofing contractor will warrant the project for three 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, Cave Consulting Group, school personnel and the roofing contractor will inspect the entire roof for deficiencies which the contractor will remedy. Additionally, selected school 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 school 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 ten 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:**

Bromley East Charter School, a public charter school, was a new construction build which opened its doors to students in 2001. Bromley East was adequate at the time of construction but two decades 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 Bromley East Charter School include replacement of HVAC compressors, rebuilding sections of the hot water heating system. Both of these significant repairs improved the learning environment for students by providing comfortable temperatures for student learning. Additionally, Bromley East repaved approximately 1/2 of the parking lot which improved access, traffic flow and general lot safety conditions for students, staff and stakeholders.

A major renovation/expansion was begun in 2015. The expansion/renovation included a performing arts building, an auxiliary elementary gymnasium and 16 additional classrooms including 4 science labs, as well as updating existing classrooms, common areas and additions to HVAC and Heating. Additionally, this much-needed expansion helped alleviate significant increases in enrollment and overcrowding in School District 27J schools. The roofing on the new section of the school is not included in the BEST Grant.

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

In early 2020 Bromley East worked with School District 27J on a potential bond/mill levy ballot measure. Should the ballot measure be put to the voters of our school district and pass, Bromley East would have been able to fully fund the project without funding requests from the BEST Grant. Unfortunately, due to declining economic and climate conditions in our community it was decided the district would not pursue a tax increase for schools during the Covid-19 pandemic.

**How do you budget annually to address capital outlay needs in your district/charter? Include \$/FTE for the prior fiscal year:**

Bromley East conducted a reserve Study in 2019 and the recommended level is \$171K/Year. When permitted, BECS plans to fund 67% of that target, or \$115K.

**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 Bromley East Charter expects to realize future savings resulting in the new insulation package that will be installed as part of the reroofing project.

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

**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>	\$355,174.74	<b>CDE Minimum Match %:</b>	58.00
<b>Current Applicant Match:</b>	\$490,479.40	<b>Actual Match % Provided:</b>	58
<b>Current Project Request:</b>	\$845,654.14	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	0	<b>Contingent on a 2021 Bond?</b>	No
<b>Previous Matches:</b>	0	<b>Source of Match:</b>	
<b>Future Grant Requests:</b>	0	Matching funds are held in the building corporation's (CEC) reserve account.	
<b>Total of All Phases:</b>	\$845,654.14	<b>Escalation %:</b>	4
<b>Affected Sq Ft:</b>	63,440	<b>Construction Contingency %:</b>	6
<b>Affected Pupils:</b>	1,207	<b>Owner Contingency %:</b>	1
<b>Cost Per Sq Ft:</b>	\$13.33	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$0.30	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$13.03	<b>Does this Qualify for HPCP?</b>	No
<b>Cost Per Pupil:</b>	\$701	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	97	<b>Who owns the Facility?</b>	OtherFacilities

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

Ownership is a 501 c 3 and was established for the benefit of Bromley East Charter School with the ability to improve the facility for the benefit of the stake holders.

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

### Financial Data (Charter Applicants)

<b>Authorizer Min Match %:</b>	62.8	<b>CECFA or financing attempts:</b>	0
<b>&lt; 10% district bond capacity?</b>	N	<b>Enrollment as % of district:</b>	6.50%
<b>Authorizer Bond Attempts:</b>	2	<b>Free Reduced Lunch %</b>	25
<b>Authorizer MLO Attempts:</b>	0	Statewide Avg: 47.28%	
<b>Non-BEST Capital Grants:</b>	0	<b>% of PPR on Facilities:</b>	13.4
<b>3yr Avg OMFAC/Pupil:</b>	\$2,462.07	<b>FY20-21 CSCC Allocation:</b>	\$329,321.85
Applicants Median: \$2,359		<b>Unreserved Gen Fund % Budget:</b>	10
Applicants Median: 11%			
<b>Who will facility revert to if school ceases to exist?</b>	Should Bromley East Charter School relocate or cease to exist, School District 27J would be granted the first right of refusal for the building.		



18351 East 16th Avenue  
Brighton, CO 80601-3295  
(303) 655-2900 FAX (303) 655-2870  
Chris Fiedler, Ed. D. Superintendent

**BOARD OF EDUCATION**  
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December 9, 2020

Dear Colleagues:

I am writing this letter to express my strong support of Bromley East Charter School's (BECS) BEST Grant application as they pursue funding to replace the roof on their school building.

BECS has been an invaluable partner to 27J Schools for two decades serving 1,200 students in grades K-8. They have consistently been rated a "Performance" school on the state's School Performance Framework. Many of their students continue on at Brighton High School and are well prepared for their high school experience. BECS is an integral part of our 27J Schools family, brand, and mission.

BECS was a partner in our successful 2015 Bond election and built a beautiful middle school addition and performing arts center with 2015 Bond proceeds. Their Director of Operations, Hugh Frazier, was instrumental in the completion of that project and will oversee the roof replacement project. I assure you, the project will be in exceptional hands.

The team at BECS has budgeted for and has available the matching funds for this project. They are an exceptional candidate for a BEST grant and will insure a successful project that we can all be proud of that will serve their students for many years to come!

Sincerely,

Dr. Chris Fiedler  
Superintendent

December 4, 2020

Dear BEST Funding Committee Members,

Please accept this letter as acknowledgement and in support of the Bromley East Charter School proposal requesting BEST funding to replace the roof on their facility located at 356 Longspur Drive in Brighton, CO.

Bromley East Charter School (BECS) has played a critical role of educating a significant portion of the District 27J's K-8 students since its inception in 2001. Presently, with an enrollment of approximately 1200 students, Bromley East Charter School houses and educates more students than any other non-high school facility in the District. BECS has an excellent reputation within the District exhibiting excellent student performance, strong parental support and a long-term demonstrated commitment to the educational partnership with the District.

As evidence of the partnership, the District contributed \$4,350,000 from the proceeds of our 2015 School Construction Bond to BECS to assist in the construction of a new middle school wing, auxiliary gym, theater and other improvements at the school. The entire project was managed by the BECS staff and completed on schedule and within budget.

It is our understanding that BECS has the required matching funds on hand and can proceed with the project in a timely fashion if the BEST funds are awarded.

Once again, District 27J supports this application for funding and pledges their continued support of Bromley East Charter School.

Sincerely,

Terrence V. Lucero  
Chief Operations Officer

Phone: 303.655.2900

www.sd27j.org

● **Facilities Impacted by this Grant Application** ●

**SCHOOL DISTRICT 27J - North ES Roof Replacement - North ES - 1998**

District:	Auditor - School District 27J
School Name:	North ES
Address:	89 NORTH 6TH AVENUE
City:	BRIGHTON
Gross Area (SF):	49,737
Number of Buildings:	1
Replacement Value:	\$13,865,594
Condition Budget:	\$6,916,514
Total FCI:	0.50
Adequacy Index:	0.14



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,285,516	\$1,850,638	0.81
Equipment and Furnishings	\$402,869	\$503,587	1.25
Exterior Enclosure	\$1,568,757	\$513,302	0.33
Fire Protection	\$33,398	\$468,443	14.03
HVAC System	\$3,089,264	\$1,532,307	0.50
Interior Construction and Conveyance	\$2,492,434	\$1,356,257	0.54
Plumbing System	\$349,894	\$23,820	0.07
Site	\$1,365,568	\$1,123,334	0.82
Structure	\$2,277,894	\$0	0.00
<b>Overall - Total</b>	<b>\$13,865,594</b>	<b>\$7,371,688</b>	<b>0.53</b>

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

**Applicant Name:** SCHOOL DISTRICT 27J

**County:** ADAMS

**Project Title:** North ES Roof Replacement

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

2

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

**If Yes, please explain why:** Disorganization resulting in the departure of the School District staff person involved in the grant. This circumstance resulted in an incohesive presentation to the Board.

## 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:             |  |

## General Information About the District / School, and Information About the Affected Facilities:

School District 27J, or 27J Schools is a Colorado Public School District that encompasses several jurisdictions including; Brighton, Commerce City, Thornton, and Lochbuie covering approximately 215 sq. miles northeast of Denver, CO. The District continues to grow and currently serves the following schools:

- 12 Elementary Schools (13 in 2020)
- 5 Middle Schools
- 3 High Schools
- 1 Alternative School
- 5 Charter Schools

27J Schools educates over 18,000 students with the mission to ensure that ALL students have the knowledge, skills, and attitudes needed for present and future competence and success.

## Deficiencies Associated with this Project:

The school's roof is original to new construction. The existing flat roof sections have a single-ply .45mil ballasted EPDM membrane in place. Ballasted .45mil EPDM membrane is common for new construction because it is among the least expensive flat roof systems to install. This roof system is usually not the preferred systems of designers but is selected in the Value Engineering phase when construction budgets are tight. The life span of this type of roof system is between 15 and 20 years. There are leaks in multiple locations resulting in numerous ongoing repairs. The EPDM membrane is universally shrinking and is not repairable. Once this phenomenon begins it is irreversible and may lead to catastrophic failure. The roof system on the school is 22 years old, which is well past 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 school resources that are already stretched thin due to ongoing budget shortfalls and cuts.

The sloped roof system is a standing seam metal roof over a plywood deck over insulation. A standing seam metal roof system typically has a longer roof life than flat roof systems, but the metal roof system on this school is in disrepair. Roof panels and trim are loose and dislodged in some instances, which can become a hazard to students and staff. Gutters are leaking and some of the drainage points become a problem in the winter months. Replacing the sloped sections is wise from a budgeted standpoint and gives the School District a fresh and complete roof system.

Additionally, caulking around windows have dried out and shrunk, especially on the first floor and where they intersect concrete slabs. The façade of the school is primarily split face CMU. Single wythe split face CMU has the tendency to absorb moisture which leaches through the block and creates efflorescence on the interior of the building and, in some cases, leaks.

## Diligence Undertaken to Determine the Deficiencies Stated Above:

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

Cave Consulting Group was engaged in 2019 to perform a roof audit of the roof at North Elementary School. The audit was used for the School District's unsuccessful 2020/21 BEST Grant application.

The audit includes:

- Archive research.
- Creating roof plan for the school.
- Visual inspection of each roof section at each site.
- Key in deficiencies on the roof plan and take photos of the various deficiencies.
- Performing test cuts of each roof section to determine the existing roof assembly.
- Creating a spreadsheet for each roof section at every site:
  - Existing roof assemblies.
  - Age of the roof.
  - Estimated remaining useful life.
  - Estimated cost to replace the roofs.
- The information outlined above was assembled into a report for the school's use.

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

Based upon our inspection of the roofs and archive research, we recommend that the roof on North Elementary School be replaced within a year. We recommend replacing the ballasted EPDM roofs with a new graveled built-up roofing system. The school district prefers this type of system for its longevity, durability and ease of maintenance. Replacement will include new polyisocyanurate insulation (to supplement the existing), new 60mil EPDM membrane, new sheet metal and new roofing accessories. The existing insulation will be able to be reused on this school but will need to be supplemented with new insulation. Reusing the existing insulation reduces the overall reroofing cost and landfill waste. The existing ballast from the roof will be re-purposed at sites throughout school district properties. The sloped roofs will be replaced with new standing seam metal over new underlayment. New roofing will comply with the International Building Code.

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.

Additionally, troublesome window seals will be caulked, the split face CMU will be sealed and hazardous drainage will be improved.

### **Due Diligence Undertaken in Defining the Stated Solution:**

Cave Consulting Group used the roof audit described in the inspection and diligence section above to recommend to school staff the most appropriate roof replacement option.

The proposed solution considered:

- Climate.
- Building Code provisions.
- Budget.
- Longevity.
- Ease of maintenance.

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

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

unit price for removing and replacing 100 square feet of insulation was required.

### How Urgent is this Project?

The roofing system is well past its useful life and is no longer serviceable and should be replaced as soon as possible. Apart from safety concerns, continued leaks can cause damage to the school's structure, interior and educational materials. Furthermore, continued leaking can be a distraction to the learning environment as school resources have to be rededicated to managing the ongoing leaks. The re-roofing project will occur during the summer of 2021. If the BEST Grant is not successful, then the School District will reallocate funds that are slated for other critical projects to see this project to fruition.

**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?

School District 27J takes immense pride in maintaining our facilities. Like many other public school districts, we are all too familiar with stretching limited funds to keep our schools and facilities in safe and working condition. The construction and operations department, as well as Cave Consulting Group, require that all reroof projects include a three-year workmanship warranty and a ten-year manufacturer's warranty. Anything that arises upon expiration of the workmanship warranty period will become the responsibility of the facilities department. In addition to preventative maintenance procedures, the facilities department will conduct condition audits to prioritize items that need to be fixed or replaced.

The roofing manufacturer will warrant the project for three 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, Cave Consulting Group, School District personnel and the roofing contractor will inspect the entire roof for deficiencies which the contractor will remedy. Additionally, selected School 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 School District personnel will access the roof to remove debris from drains, drainage scuppers and other areas on the roof.

**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 Elementary School is part of the Brighton 27J public school system that opened its doors to students in 1998. North Elementary was adequate at the time of construction but over two decades of wear and tear is becoming more and more apparent, especially in regards to the original 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:**

1. Replaced flooring throughout vestibule, restroom bank at front of school, foyer and cafeteria.
2. Installed energy efficient lighting in gym and cafeteria.
3. Exterior re-caulking.
4. Renovated sped changing room.
5. New furniture throughout.
6. New clock and bell system.
7. Security upgrades including card access, additional cameras, and panic/duress system.
8. Misc. concrete replacement.
9. Misc. asphalt repairs.
10. Exterior waterproofing.
11. Lock box installation for law enforcement.

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

The only other options for 27J is to use the 2015 Bond funds remaining to replace this roof. There are funds remaining from the Bond that would be used to fund this project.

**How do you budget annually to address capital outlay needs in your district/charter? Include \$/FTE for the prior fiscal year:**



## BEST FY2021-22 GRANT APPLICATION SUMMARIES

The remaining deferred maintenance budget from the 2015 bond issuance, capital reserve funds, and the facilities department budget have all been evaluated as potential ways to fund the said re-roofing project. After analyzing each source it was determined that the left over deferred maintenance funds from the 2015 bond would be the most appropriate source of supplemental financing

**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 27J expects to realize future savings resulting in the new insulation package that will be installed as part of the reroofing project at North Elementary School.

**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>	\$256,914.68	<b>CDE Minimum Match %:</b>	62.00
<b>Current Applicant Match:</b>	\$419,176.59	<b>Actual Match % Provided:</b>	62
<b>Current Project Request:</b>	\$676,091.27	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	0	<b>Contingent on a 2021 Bond?</b>	No
<b>Previous Matches:</b>	0	<b>Source of Match:</b>	
<b>Future Grant Requests:</b>	0	Excess Bond Funds from 2015 Bond	
<b>Total of All Phases:</b>	\$676,091.27	<b>Escalation %:</b>	4
<b>Affected Sq Ft:</b>	36,550	<b>Construction Contingency %:</b>	6
<b>Affected Pupils:</b>	195	<b>Owner Contingency %:</b>	1
<b>Cost Per Sq Ft:</b>	\$18.50	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$0.50	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$18.50	<b>Does this Qualify for HPCP?</b>	No
<b>Cost Per Pupil:</b>	\$3,467	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	350	<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 2015 Bond Passed

### Financial Data (School District Applicants)

<b>District FTE Count:</b>	18,697	<b>Bonded Debt Approved:</b>	\$248,000,000
<b>Assessed Valuation:</b>	\$2,063,372,875	<b>Year(s) Bond Approved:</b>	15
Statewide Median: \$108,716,681			
<b>PPAV:</b>	\$110,450	<b>Bonded Debt Failed:</b>	\$148,000,000
Statewide Median: \$173,681			
<b>Unreserved Gen Fund 19-20:</b>	\$25,705,732	<b>Year(s) Bond Failed:</b>	14
Statewide Median: \$2,880,535			

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

<b>Median Household Income:</b> \$96,124 Statewide Avg: \$59,201	<b>Outstanding Bonded Debt:</b> \$346,520,000
<b>Free Reduced Lunch %:</b> 36.00% Statewide Avg: 47.28%	<b>Total Bond Capacity:</b> \$412,674,575 Statewide Median: \$21,743,336
<b>Existing Bond Mill Levy:</b> 22.069 Statewide Avg: 6.7	<b>Bond Capacity Remaining:</b> \$66,154,575 Statewide Median: \$13,529,004
<b>3yr Avg OMFAC/Pupil:</b> \$3,934.91 Applicants Median: \$2,359	

● **Facilities Impacted by this Grant Application** ●

**SHERIDAN 2 - Alice Terry ES & Sheridan HS Roof Replacement - Sheridan HS - 1972**

District:	Auditor - Sheridan 2
School Name:	Sheridan HS
Address:	3201 West Oxford Avenue
City:	Denver
Gross Area (SF):	108,352
Number of Buildings:	1
Replacement Value:	\$32,928,757
Condition Budget:	\$19,269,959
Total FCI:	0.59
Adequacy Index:	0.18



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$8,554,206	\$5,125,461	0.60
Equipment and Furnishings	\$518,928	\$443,884	0.86
Exterior Enclosure	\$1,805,116	\$872,498	0.48
Fire Protection	\$98,755	\$1,338,920	13.56
Furnishings	\$441,411	\$0	0.00
HVAC System	\$4,903,641	\$5,069,815	1.03
Interior Construction and Conveyance	\$4,339,447	\$3,338,969	0.77
Plumbing System	\$2,087,800	\$1,539,438	0.74
Site	\$3,481,185	\$2,849,780	0.82
Structure	\$6,698,268	\$30,000	0.00
Overall - Total	\$32,928,757	\$20,608,765	0.63

**SHERIDAN 2 - Alice Terry ES & Sheridan HS Roof Replacement - Alice Terry ES - 1957**

District:	Auditor - Sheridan 2
School Name:	Alice Terry ES
Address:	4485 S Irving Street
City:	Englewood
Gross Area (SF):	46,225
Number of Buildings:	1
Replacement Value:	\$15,540,233
Condition Budget:	\$4,963,636
Total FCI:	0.32
Adequacy Index:	



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$4,495,154	\$1,456,024	0.32
Equipment and Furnishings	\$212,018	\$69,036	0.33
Exterior Enclosure	\$3,831,075	\$770,005	0.20
Fire Protection	\$2,560	\$0	0.00
HVAC System	\$870,805	\$833,125	0.96
Interior Construction and Conveyance	\$2,363,259	\$748,876	0.32
Plumbing System	\$760,269	\$531,821	0.70
Site	\$1,196,296	\$554,752	0.46
Structure	\$1,808,797	\$0	0.00
Overall - Total	\$15,540,233	\$4,963,639	0.32

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

**Applicant Name:** SHERIDAN 2

**County:** ARAPAHOE

**Project Title:** Alice Terry ES & Sheridan HS Roof Replacement

**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 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 Information About the District / School, and Information About the Affected Facilities:

Sheridan School District is 2.2 square miles in size. Located south of Denver and home of the Fort Logan National Cemetery and historic Fort Logan military post. Industrial/commercial zones run along S. Santa Fe Drive, Hampden Ave., Federal Blvd and Oxford Ave. Residential neighborhoods are dispensed in between and around the District owned properties. The population is approximately 6,100 and the District serves 1246 students. There are 5 school programs located in 4 buildings: Sheridan Early Childhood Center/SOAR Academy-Alternative High School, Alice Terry Elementary, Fort Logan Northgate 3-8 and Sheridan High School. The school district has been experiencing a decline of students over the past 10 years and currently has the highest percentage loss of students in the metro area schools at 8.31% and ranks fourth highest in the state in regards to reduction of funding, information taken from data provided by CDE. Sheridan is geographically landlocked, with minimal potential for redevelopment that would increase housing options or student enrollment. This is a contributing factor to why economic growth and investment has bypassed Sheridan. Compared to neighboring communities, the area has drastically lower income and higher rates of unemployment and minority residents. As a result, we have a very high-need student population. This year 81% of our students qualify for free or reduced lunch. District-wide, 87% of Sheridan's students identify as minorities and 49% of our students are English language learners. Though funding for public schools is a well-known crisis, these challenges are compounded by the needs of the student population and implications of Sheridan's location. One example of this is Special Education services. Sheridan's percentage of social emotional Special Education Students is 13% (students w/IEP). These numbers are Special Education with IEP only and does not include all of the social emotional services district staff provides. This year has presented our district and all district's with many challenges. One of our greatest challenges is making sure every child has food. The district has made sure to provide meals every week even during school breaks by delivering meals to our students in their neighborhoods. Because Sheridan is small, many students will attend all of the district schools. There is a great sense of pride and family throughout this community. Dedicated staff provide a broad net of social support to students and families, bolstering their academic pursuits and offering guidance throughout their education. Each year, the district struggles to make choices between programs, personnel and operational support, to provide the best we can for our kids. In terms of academic growth and performance, Sheridan has improved two categories since 2009 on State accountability and is currently accredited at the "improvement" level. Since 2010 we have used a facility master plan to prioritize facility planning decisions, increase efficiency of operations and improve the environment for students. This has resulted in more safe and efficient facilities: Safety/security improvements district wide, removal of 9 modular buildings and two aging school buildings (79,535 SF), Construction of a 3-8 school to consolidate two schools, moving middle school students to a safer location and reducing operational costs by over 11%, renovation of one facility to house the Early Childhood Center program and SOAR Academy-Alternative HS. The master plan was updated in 2011 to understand the condition and adequacy needs of all buildings and again in 2018.

## Deficiencies Associated with this Project:

The roofing systems at Alice Terry Elementary are three different types. The newest roof is 10 years old and is a 2 ply modified bitumen roof. This roof is in good shape and still under warranty. There are also sections of roof that are built up

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

roofing with aggregate in the flood coat and ballasted, loose laid 60 mil EPDM and 45 mil EPDM. Approximately 60 percent of these roofs are in badly deteriorated condition. This section of roofing is covered with 25 plus year old roof systems. The School has a total roof area of 54,000 sq. ft. and the deteriorated roof systems cover 31,889 sq. ft.

The roofing systems at Sheridan High School are three different types including: (1) Stone aggregate set in an asphalt flood coat over a built up membrane over two layers of 1.5 inch polyisocyanurate insulation, all layers are fully adhered with asphalt over a concrete deck. (2) Ballasted loose laid black EPDM membrane over one layer of loose laid 4.0 inch polyisocyanurate insulation over the existing concrete deck. (3) Ballasted loose laid black EPDM membrane over one layer of loose laid 4.0 inch polyisocyanurate insulation over the existing structurally sloped metal deck. (4) Metal standing seam roof system over self-adhered underlayment over plywood deck.

The built up roofing system with aggregate in the flood coat is deteriorated to the point where they are covered with multiple patches and roof repairs. The repairs have been needed because of broken blisters and failed sheet seams allowing water infiltration into the school interior spaces. These decks tend to pond water and this ponding water has accelerated the roofing deterioration.

The District has been repairing the deteriorated roof areas yearly. These patches vary in size from 1'x1' spots to relatively large 15'x20' areas. For the most part the installed repairs have helped mitigate interior leakage. The roof has deteriorated to the point however where any new patches have limited effect as the BUR material has become very brittle due to weathering, long term UV exposure, oxidation and the existing roof system having reached the end of their useful service life.

The District is committed to providing safe, well maintained facilities for its student learning environments. The failing roof systems problems only detract from the goal. The scope of the project and sudden urgency it presents have left the school district in a position where though some funds are available to address these concerns, they are not sufficient in dollar value to cover the roofing replacement and only addressing one building at a time has had a profound affect regarding the health and safety of the building.

The district has been prompt to respond to active leaks and make appropriate repairs over the service life of the roof. The Asphalt roof system on both roofs is installed using multi layers of asphalt and reinforcement. As the roof experiences heating and cooling cycles, micro cracks form within each layer of the roof system. The roof systems have reached the condition where the micro cracks are so abundant that effectively repairing the leaks is not possible. On the EPDM roof sections, the heating and cooling cycles have shrunk the membrane and caused a large scale failure of the wall/penetration flashings while also causing wide spread splits of the membrane field seams. The scale of these failures are beyond the ability to repair. Currently wide spread active leaks are causing damage to ceiling tiles, drywall and interior equipment throughout the buildings. In both schools wide spread leaking is occurring in technology rooms containing computers and lab equipment. Not only is there an immediate threat to interior damage but the widespread nature of the leaking cause's consistent disruption to the classroom.

### **Diligence Undertaken to Determine the Deficiencies Stated Above:**

The district engaged a roof consultant in March 2020 to perform roof assessments for Alice Terry Elementary and Sheridan High School. Roof consultants initiated and assessment starting with visual observations of all the roof surfaces, walking the entire perimeter of the roof area as well as the field of the roof. Items that were observed include: gutters, drain flashings, parapet walls, parapet copings, pipe penetration flashings, curb flashings, counter flashings, termination, miscellaneous penetrations, mechanical equipment flashings, pipe support stands, field membrane seams and the overall condition of the roof systems in general. The consultant also performed core cuts on the roof system to get an understanding of the existing assemblies to better define an equitable roof replacement or recovery solution for the school district during the design phase. The roof consultant utilized satellite roof imaging program to properly identify roof sections in need of replacement. Field measurements were taken to ensure new roof system design is compatible with existing field conditions. Additionally, the roof consultant utilized the mechanical expert to determine if raising of mechanical units will be required. A thorough analysis was taken through each roof section to identify the roof deck structure type and ensure there are no obstructions present underneath the roof decking that would directly affect the re-roof system design. One hundred percent of the roof deck/wall flashings were inspected by the roof design team.

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

Alice Terry Elementary School - Roof Sections 1: Remove and dispose of existing ballast river rock. Remove existing roofing system down to existing gypsum roof decking. RTU/HVAC units on Section 1 will be raised using certified mechanical contractor. The curbs will be extended to meet a minimum of 8" new flashing height above the new finished roofing height. Roof top gas lines will be extended to make room for new flashing height. Units will need to be shut down for mechanical

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

contractor. Unit shut down will be performed on weekends to help mitigate the disturbances to schools daily operations. New dimensional wood blocking will be installed around all perimeter edges to meet new finished insulation height. Roofing assembly will consist of the following layers of Manufacturer's material being installed per Manufacturer's 20 yr. system requirements. The list as seen below is being installed from the gypsum deck up: 725TR Air & Vapor Barrier, Gypsum decking will be primed with Cav-grip primer, install two layers of 2.6" Glass Coated Facer (GCF) poly-ISO insulation onto all roof deck surfaces. All GCF poly-ISO insulation will be adhered with low rise foam adhesive applied at 4" bead spacing. Install Coated Glass Faced (CGF) Tapered PolyISO insulation at a rate of ¼":12" to provide adequate drainage from new roofing system. Insulation will be installed with low-rise foam adhesive at 4" bead spacing. Install 115mil Fleece Back TPO membrane onto all roof deck surfaces. All 115mil Fleece back TPO will be adhered with low rise foam adhesive applied at 4" bead spacing. Flash all walls, curbs and penetrations with 60mil TPO membrane. All TPO flashings adhered with solvent based bonding adhesive. All flashing details will be installed per Roof Consultants drawn details along with Manufacturer's standard 20yr. details. Using 24GA. Kynar coated pre-finished sheet metal, contractor's metal crews will fabricate and install all new gutters around the perimeter edge of Section 1 per Roof Consultant's drawings. Downspouts will be formed to match using 24GA. prefinished sheet metal. Existing roof drainage of Section 1 relies on four internal roof drains. Existing drains do not provide adequate drainage and will be covered with new roofing insulation. Replace all existing pipe and conduit supports with new Miro support stands. Replace all interior ceiling tiles with new Armstrong fire rated 2'x4' ceiling tiles. Roof Section 2: Remove and dispose of all existing pea gravel ballast from roof deck surfaces. (see design deviation note 1 for more information). New dimensional wood blocking will be installed in required areas to achieve new finished roofing height. Remove all existing base flashings from roof penetrations. Encapsulate existing wall and curb flashings with ½" Fire-treated CDX plywood. Roofing assembly will consist of the following layers of manufacturer material being installed per manufacturer's 20 yr. system requirements. List as seen below is being installed from the prepared existing BUR roof systems: Install 1.5" Glass Coated Facer (GCF) poly-ISO insulation onto all roof deck surfaces. All GCF poly-ISO insulation will be adhered with low rise foam adhesive applied at 4" bead spacing. Install 115mil Fleece Back TPO membrane onto all roof deck surfaces. All 115mil Fleece back TPO will be adhered with low rise foam adhesive applied at 4" bead spacing. Flash all walls, curbs and penetrations with 60mil TPO membrane. All TPO flashings adhered with solvent based bonding adhesive. Existing metal coping and gravel stop on perimeter edge of Section 2 roof section will remain in place. Metal to be replaced with 24GA. Kynar coated pre-finished sheet metal – Sheet metal to be fabricated by contractor: Coping on NW wall adjacent to 3 RTU's, Gutter/drip edge on center pop-up roof w/ expansion joint. Coping on small knee wall on east roof section. Replace all existing pipe and conduit supports with new Miro support stands.

Sheridan High School - Roof sections 1,2 & 3: Remove and dispose of all existing pea gravel ballast from roof deck surfaces. Install dimensional wood blocking onto the top of all parapet walls. Disconnect and move the existing solar system. All disconnected solar panels will be stored on the roof and reinstalled at a later date. Remove all existing base flashings from roof penetrations. Encapsulate existing wall and curb flashings with ½" fire rated CDX plywood. o Install 1.5" Glass Coated Facer (GCF) poly-ISO insulation onto all roof deck surfaces. All GCF poly-ISO insulation will be adhered with low rise foam adhesive applied at 4" bead spacing. Install 115mil Fleece Back TPO membrane onto all roof deck surfaces. All 115mil Fleece back TPO will be adhered with low rise foam adhesive applied at 4" bead spacing. Flash all walls, curbs and penetrations with 60mil TPO membrane. All TPO flashings adhered with solvent based bonding adhesive. Install TPO walkways as detailed on plans. Install Metal-Era One Edge metal fascia onto all parapet walls. Replace all existing pipe and conduit supports with new Miro support stands. Reinstall all solar panels to their original locations. Replace all interior ceiling tiles with new Armstrong fire rated 2'x4' ceiling tiles. Roof section 4: Coat all existing standing seam metal roofs with Gaco S-20 silicone coating. Replace all interior ceiling tiles with new Armstrong fire rated 2'x4' ceiling tiles.

### **Due Diligence Undertaken in Defining the Stated Solution:**

After the thorough site assessments were performed noting existing conditions and life expectancy of the current roof systems at each school. The school district engaged in the building envelope and roof consultants to provide design solutions for the potential roof replacement and/or recovery systems. The design of the roof system by the licensed roof consultant has been designed to provide the district with the best value while also meeting/exceeding local and state building code requirements. The roof consultant also verified the newly proposed roof system meets/exceeds the roofing specification requirements by the manufacture. A wind uplift modeling program was used to determine the ASCE 7-10 building uplift pressures for each building. These calculations take into account the building height, location, structure type and importance level. These calculations correlate to standards set forth in the International Building Code 2018 re-roofing requirements. After a field investigation of the existing roof system, it was determined that the existing roof system has extended beyond its service life of maintaining water tightness to the building.

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

## How Urgent is this Project?

The EPDM roofing at Sheridan High School to be replaced is in very poor condition. The rock ballasted membrane is failing drastically, pulling away from the parapet wall attachment causing tenting at wall bases and separating at multiple seams and will likely result in membrane failure and significant water infiltration.

The Built up Roofing System to be replaced is in very poor condition. The roof membrane is becoming brittle from oxidation of the asphalt in the ply sheets. This has resulted in split flashings and open seams in the field of the roof. Details, laps and areas of the membrane have been observed to be cracking and split open. Granules from the flood coat have been coming loose and starting to collect around primary roof drains. The surface of the sheet is so deteriorated that it is difficult at best to try to get repair patches to adhere to it. Roofs of this type have typical lives of about 20 years. These sections of roofing are older than that at both locations, Alice Terry Elementary and Sheridan High School. The lack of coping cap on some parapet walls has been observed to be contributing to deterioration of the parapet construction. The roof systems have been determined by the third-party consulting team to have surpassed the end of its useful service life. These roof systems will continue breaking down at a rapid rate with additional UV degradation and freeze/thaw, causing the membrane to fail, exposing the roof assembly and the building to moisture intrusion.

Even with the School District's continual repair efforts, leaks still exist throughout the school areas below the roofing. Warning cones and buckets can be found in the hallways, classrooms and office areas cautioning students and staff about slick floors from leakage wet spots. Portions of classrooms, hallways and office are not functional as a result of the roof leakage. The roofs also need to be replaced before lightweight concrete fill and gypsum decking is lost to water damage. If this decking is damaged, it will drastically increase the cost of the roof replacement 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?

At the completion of roofing operations supply ownership with a three (3) year contractors' workmanship warranty and a twenty (20) year "No Dollar Limit" (NDL) manufacturer's systems warranty. Twenty year NDL systems warranty includes: 3" hail rider, 80 mph wind warranty.

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

In addition to the manufacturer's and designer's participation during construction, the District Staff will also help to make sure the new roof system sees out its 20 - year life. The roof will be walked every spring and fall. Any items that may affect the life of the roofing system will be noted. If they are covered by the warranty, the manufacturer will be notified; if they are not warranty covered items, the District will arrange to have proper repairs made. Also a repair fund of \$.10/sf will be set aside for preventative maintenance repairs about year 10.

**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:**

Alice Terry Elementary was a new build in 1956 and has been in use since. It has housed kinder through 5th grade in previous years and currently supports kinder through 2nd grade successfully. The elementary was built to support the growth in the area after the Fort Logan Military base was closed in the early 1950's. Sheridan High School was a new build and opened in 1972 and it has been in use since. The high school supports ninth grade through twelfth grade students. The high school was built to support the growth that was taking place in the community and the school district had outgrown the original Sheridan Union High School that was opened in 1952. This building became the Sheridan Middle School once the new 1972 high school building was opened.

**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 2006/2007 Alice Terry Elementary experienced an extensive renovation to the west and southwest side of the original 1956 school building thus adding additional classrooms, a music room, art room and gymnasium supporting grades kinder through fifth. During the summer of 2018 the main building restrooms were upgraded. An extensive site access and drainage improvement was completed along the south exterior of the building in 2019 and in 2020 the District installed and completed

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

a nature play space through a GOCO Grant.

Sheridan high school received a much needed stucco facelift in 2020 that completed all areas of stucco along the front south facing portion of the building. During the summer of 2020 all water fountains were replaced with bottle fill stations. Minor renovations in 2020 were completed in the basement to support our new CTE program that includes, electrical and sheet metal trades. The sound system in the school auditorium was replaced in 2019.

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

Sheridan School District is continually searching for opportunities to leverage funds so more can be spent in the classrooms to enhance learning opportunities. The following are some ways we have been able to support our schools outside of the traditional funding stream:

Mil levy override passage in November 2018 for 3 mils to support the improvement of safety and security infrastructure and operations to be able to maintain safer buildings for students and staff. Repair/replace leaking roofs and other district facilities and provide general maintenance in school buildings. Improve and upgrade technology infrastructure and operations in schools to support 21st century learning opportunities and achievement for Sheridan students. Make salaries and wages of District personnel competitive with those of other school districts in the Denver metropolitan area.

School Security Development Program Grant \$1,102,361.72

School Access for Emergency Response Grant \$361,684

EARSS Grant – Expelled and At Risk Student Services \$312,230

Comprehensive EASI Grant – Provides funding to support the alternative pathways model \$175,548

Bullying Prevention Grant \$40,000

Gifted and Talented Universal Screening Grant \$31,594

GOCO – Nature Play Space Grant \$247,358

School Counselor Grant – Provides funds to increase the level of school counseling services to improve the graduation rate and preparedness into post-secondary education \$160,000

### How do you budget annually to address capital outlay needs in your district/charter? Include \$/FTE for the prior fiscal year:

The School District will continue to be a good stewards of funding received. Historically the district would allocate \$400,000 annually to capital projects with \$100 per FTE going directly to the capital renewal reserve for Fort Logan Northgate and the remaining monies used district wide. This year we were able to transfer \$1,000,000 to capital projects to address safety/security and deferred maintenance projects. The District has an active preventative maintenance schedule for all mechanical equipment. We utilize an effective work order system which allows us to track items of repair and/or replacement including time and material cost for each work order. Through the work order system, we have been able to pin point potential problems and take care of them before they become bigger issues we may not be able to resolve in house with district maintenance staff. Because of this proactive approach we have been able to preserve mechanical and building components thus extending their life. We have original equipment in many of the buildings that is still in use and relied upon daily to provide heat, cooling and air exchange. The District will continue to budget for maintenance and repair through the District wide facilities budget in addition to the capital projects transfer 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?

N/A

<b>Current Grant Request:</b>	\$2,171,290.12	<b>CDE Minimum Match %:</b>	39.00
<b>Current Applicant Match:</b>	\$1,388,201.88	<b>Actual Match % Provided:</b>	39
<b>Current Project Request:</b>	\$3,559,492.00	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	0	<b>Contingent on a 2021 Bond?</b>	No



## BEST FY2021-22 GRANT APPLICATION SUMMARIES

<b>Previous Matches:</b>	0	<b>Source of Match:</b>	Capital Reserve Fund/Mill levy override (2019)
<b>Future Grant Requests:</b>	0		
<b>Total of All Phases:</b>	\$3,559,492.00	<b>Escalation %:</b>	5
<b>Affected Sq Ft:</b>	105,263	<b>Construction Contingency %:</b>	10
<b>Affected Pupils:</b>	527	<b>Owner Contingency %:</b>	5
<b>Cost Per Sq Ft:</b>	\$33.82	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$2.58	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$31.24	<b>Does this Qualify for HPCP?</b>	No
<b>Cost Per Pupil:</b>	\$6,754	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	293	<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>	1,131	<b>Bonded Debt Approved:</b>	\$6,500,000
<b>Assessed Valuation:</b>	\$232,586,112	<b>Year(s) Bond Approved:</b>	12
Statewide Median: \$108,716,681			
<b>PPAV:</b>	\$205,090	<b>Bonded Debt Failed:</b>	\$13,700,000
Statewide Median: \$173,681			
<b>Unreserved Gen Fund 19-20:</b>	\$7,626,274	<b>Year(s) Bond Failed:</b>	11
Statewide Median: \$2,880,535			
<b>Median Household Income:</b>	\$45,616	<b>Outstanding Bonded Debt:</b>	\$19,521,598
Statewide Avg: \$59,201			
<b>Free Reduced Lunch %:</b>	91.40%	<b>Total Bond Capacity:</b>	\$46,517,222
Statewide Avg: 47.28%		Statewide Median: \$21,743,336	
<b>Existing Bond Mill Levy:</b>	8.213	<b>Bond Capacity Remaining:</b>	\$26,995,624
Statewide Avg: 6.7		Statewide Median: \$13,529,004	
<b>3yr Avg OMFAC/Pupil:</b>	\$2,864.00		
Applicants Median: \$2,359			

● **Facilities Impacted by this Grant Application** ●

**EAGLE COUNTY RE 50 - Red Hill ES Roof Replacement - Red Hill ES - 2001**

District:	Auditor - Eagle County RE-50
School Name:	Red Hill ES
Address:	100 GRUNDEL WAY
City:	GYP SUM
Gross Area (SF):	66,994
Number of Buildings:	2
Replacement Value:	\$19,548,250
Condition Budget:	\$7,578,511
Total FCI:	0.39
Adequacy Index:	0.09



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,451,478	\$394,763	0.16
Equipment and Furnishings	\$610,863	\$706,062	1.16
Exterior Enclosure	\$2,289,496	\$809,721	0.35
Fire Protection	\$673,990	\$13,271	0.02
HVAC System	\$3,973,431	\$2,600,812	0.65
Interior Construction and Conveyance	\$3,453,114	\$2,037,467	0.59
Plumbing System	\$914,602	\$27,665	0.03
Site	\$1,752,099	\$988,746	0.56
Special Construction	\$106,052	\$0	0.00
Structure	\$3,323,125	\$0	0.00
<b>Overall - Total</b>	<b>\$19,548,250</b>	<b>\$7,578,507</b>	<b>0.39</b>

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

**Applicant Name:** EAGLE COUNTY RE 50

**County:** EAGLE

**Project Title:** Red Hill ES 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 Information About the District / School, and Information About the Affected Facilities:

Eagle County Schools is a remarkable school district with a history of innovation, courage, and success. We serve Pre-k through 12th grade students from Vail to Dotsero, including Bond and Mccoy in 20 different schools. Eagle County Schools is comprised of approximately 900 professionals engaging almost 6,900 students. Our vision is to prepare all of our students to be internationally competitive graduates who will be successful in their careers or college experience and contribute to their communities in positive and effective ways. We focus our efforts on an instructional core of educators, learners, and standards that funnel down to each school that has their own school based strategic plan. Red Hill Elementary School (RHES) is a traditional community Pre-K through 5th grade elementary school located in the neighborhood of Cotton Ranch. Red Hill is a respectful and supportive community where lifelong learners grow and thrive together. Students and families excel at Red Hill because of their commitment to one another and their surrounding community. Principal Dr. Eric Olsen has been selected as the next President of the Colorado Association of Elementary School Principals. All prior listed capital improvement projects at Red Hill Elementary School have been completed to help improve the learning environment for students to continue the focus on our school based strategic plan.

## Deficiencies Associated with this Project:

The existing roof on the school is a single-ply .45mil ballasted EPDM membrane and have not been replaced since original construction in 2001. Ballasted .45mil EPDM membrane is common for new construction because it is among the least expensive flat roof systems to install. It's usually not the preferred roof of designers but is selected in the Value Engineering phase when construction budgets are tight. The life span of this type of roof system is between 15 and 20 years. The existing roof system has existing insulation and the structural deck is corrugated metal. The ballasted EPDM sections on the school. There are leaks in multiple locations resulting in numerous ongoing repairs. The EPDM membrane is universally shrinking and is not repairable. Once this phenomenon begins it is irreversible and may lead to catastrophic failure. The roof system on the school is nearly 20 years old, which is well passed 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 School District resources that are already stretched thin due to ongoing budget shortfalls and cuts.

## Diligence Undertaken to Determine the Deficiencies Stated Above:

Cave Consulting Group was engaged in 2017 to perform a district-wide audit of the School District's assets.

The audits include:

- Archive research.
- Creating roof plans for each School District Asset.
- Visual inspection of each roof section at each site.
- Key in deficiencies on the roof plan and take photos of the various deficiencies.

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

- Performing test cuts of each roof section to determine the existing roof assembly.
- Creating a spreadsheet for each roof section at every site:
  - § Existing roof assemblies.
  - § Age of the roof.
  - § Estimated remaining useful life.
  - § Estimated cost to replace the roofs.
- The information outlined above was assembled into a report for the School District's use.

In preparation for the BEST Grant, Cave Consulting Group reinspected Red Hill Elementary School and updated the roof audit reports.

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

Based upon our inspection of the roofs and archive research, we recommend that the roof on Redhill Elementary School be replaced within a year. We recommend replacing the ballasted EPDM roofs with a new 90mil fully adhered EPDM system. The school district prefers this type of system for its longevity, durability and ease of maintenance that it requires. Replacement will include new insulation (to supplement existing), new 90mil EPDM membrane, new sheet metal and new roofing accessories. The existing insulation will be able to be reused on this school but will need to be supplemented with new insulation. Reusing the existing insulation reduces the overall reroofing cost. The existing ballast from the roof will be re-purposed at sites throughout school district properties. New roofing will comply with the International Building Code.

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:**

Cave Consulting Group used the roof audit described in the inspection and diligence section above to recommend to the ECSD the most appropriate roof replacement option.

The proposed solution considered:

- Climate.
- Building Code provisions.
- Budget.
- Longevity.
- Ease of maintenance.

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

The roofing system is well past its useful life and is no longer serviceable and should be replaced as soon as possible. Apart from safety concerns, continued leaks can cause damage to the school's structure, interior and educational materials. Furthermore, continued leaking can be a distraction to the learning environment as school resources have to be rededicated to managing the ongoing leaks.

**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 FY2021-22 GRANT APPLICATION SUMMARIES

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

The roofing contractor will warrant the project for three 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, Cave Consulting Group, School District personnel and the roofing contractor will inspect the entire roof for deficiencies which the contractor will remedy. Additionally, selected School 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 School 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 ten years. The Capital Reserve Budget includes funding for future roofing replacement 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:

Red Hill Elementary School was built new by ECSD in 2001. The school was adequate at the time of construction but two decades of wear and tear is becoming more and more apparent. The roof on the school is at the end of its useful life and needs to be replaced. Due to the harsh high- country conditions, the thickness of the .45 mil ballasted EPDM that was used during initial construction has deteriorated beyond normal roof repairs that our maintenance team can perform. The new roof will meet District standards of a .90 mil EPDM that will be more suitable for our climate. In the last four years, ECSD has spent countless hours and over \$9,000 repairing the roof. The number of leaks and severity are increasing every year. This is no longer a sustainable option. We have uploaded pictures of all the active leaks in the building. Many of the leaks cause distraction in the classroom and general operations.

## 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 2017 Red Hill Elementary School had a small capital project of adding 2 addition Pre K classrooms and a playground completed. The Pre-K addition currently meets District standards for the .90 mil EPDM roof and does not need to be replaced at this time.

At that same time we upgraded the entire heating water pump system to a more efficient VFD pump and motor set up. A secure entry vestibule and access controls were also done that summer.

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

In November 2016, voters approved a ballot measure authorizing the district to issue \$144 million in general obligation debt to fund the capital projects identified in the Facilities Master Plan. The bond enables significant facility upgrades along with our capital reserve funds to ensure our community schools meet the needs of our growing student population.

## How do you budget annually to address capital outlay needs in your district/charter? Include \$/FTE for the prior fiscal year:

In an effort to maintain our facilities, we allocate approximately \$360 per pupil to support capital projects. Out of these funds, the District sets aside dollars for roofing, flooring, concrete, HVAC, health & safety items, copiers, buses, white fleet & technology, with any remaining balance going to break-fix projects that occur unexpectedly. Any remaining balance within these categories is rolled over and made available for the following year. Budgeting in this way has provided the opportunity for the District to have available matching dollars for this roof project.

## 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 R-Value of the roof will increase due to current code regulations which will result in the building being more energy efficient in the future.

Below is Red Hill Elementary's 2020 electricity and gas usage costs:

- Holy Cross: \$30,231
- Black Hills: \$25,850

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

N/A

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

<b>Current Grant Request:</b>	\$204,693.20	<b>CDE Minimum Match %:</b>	80.00
<b>Current Applicant Match:</b>	\$818,772.80	<b>Actual Match % Provided:</b>	80
<b>Current Project Request:</b>	\$1,023,466.00	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	0	<b>Contingent on a 2021 Bond?</b>	No
<b>Previous Matches:</b>	0	<b>Source of Match:</b>	The match will come from Capital Reserve Fund allocation.
<b>Future Grant Requests:</b>	0		
<b>Total of All Phases:</b>	\$1,023,466.00	<b>Escalation %:</b>	4
<b>Affected Sq Ft:</b>	47,835	<b>Construction Contingency %:</b>	6
<b>Affected Pupils:</b>	363	<b>Owner Contingency %:</b>	1
<b>Cost Per Sq Ft:</b>	\$21.40	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$1.45	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$19.95	<b>Does this Qualify for HPCP?</b>	No
<b>Cost Per Pupil:</b>	\$2,819	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	132	<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>	6,434	<b>Bonded Debt Approved:</b>	\$144,000,000
<b>Assessed Valuation:</b>	\$3,167,157,730	<b>Year(s) Bond Approved:</b>	16
Statewide Median: \$108,716,681			
<b>PPAV:</b>	\$492,253	<b>Bonded Debt Failed:</b>	
Statewide Median: \$173,681			
<b>Unreserved Gen Fund 19-20:</b>	\$13,197,942	<b>Year(s) Bond Failed:</b>	
Statewide Median: \$2,880,535			
<b>Median Household Income:</b>	\$83,635	<b>Outstanding Bonded Debt:</b>	\$237,020,000
Statewide Avg: \$59,201			
<b>Free Reduced Lunch %:</b>	28.80%	<b>Total Bond Capacity:</b>	\$633,431,546
Statewide Avg: 47.28%		Statewide Median: \$21,743,336	
<b>Existing Bond Mill Levy:</b>	6.728	<b>Bond Capacity Remaining:</b>	\$396,411,546
Statewide Avg: 6.7		Statewide Median: \$13,529,004	
<b>3yr Avg OMFAC/Pupil:</b>	\$7,813.28		
Applicants Median: \$2,359			

● **Facilities Impacted by this Grant Application** ●

**COLORADO SPRINGS 11 - Palmer HS Roof Replacement – Palmer HS - 1940**

District:	Auditor - Colorado Springs 11
School Name:	Palmer HS
Address:	301 NORTH NEVADA AVENUE
City:	Colorado Springs
Gross Area (SF):	282,528
Number of Buildings:	3
Replacement Value:	\$82,886,142
Condition Budget:	\$47,380,371
Total FCI:	0.57
Adequacy Index:	0.62



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$12,707,244	\$7,332,511	0.58
Equipment and Furnishings	\$2,298,602	\$1,558,848	0.68
Exterior Enclosure	\$9,882,835	\$3,898,994	0.39
Fire Protection	\$1,798,703	\$1,130,067	0.63
Furnishings	\$2,093,420	\$52,928	0.03
HVAC System	\$17,993,302	\$13,953,849	0.78
Interior Construction and Conveyance	\$15,184,904	\$10,575,583	0.70
Plumbing System	\$4,450,100	\$4,732,115	1.06
Site	\$4,407,641	\$3,668,627	0.83
Special Construction	\$961,880	\$1,202,350	1.25
Structure	\$11,107,513	\$400,110	0.04
<b>Overall - Total</b>	<b>\$82,886,142</b>	<b>\$48,505,982</b>	<b>0.59</b>

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

**Applicant Name:** COLORADO SPRINGS 11

**County:** EL PASO

**Project Title:** Palmer HS 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 type="checkbox"/> Other:             |  |

## General Information About the District / School, and Information About the Affected Facilities:

Colorado Springs School District 11 (DI 1) provides pre-kindergarten through 12th grade public education and care to 25,075 students on 49 campuses spread throughout the city's core. Students come from all backgrounds with a wide array of talents and challenges. Their families speak more than 70 languages. Just over half of students are White (51.2%), 7.6% Black/African American, and 7.4% a racially mixed. Nearly one-third (31.1%) identify as Hispanic/Latino heritage. Sixty-one percent of students qualify for free or reduced-price meals. The traditional four-year, on-time graduation rate is 80.4%. Palmer High School is the sole focus of this BEST proposal. As the state's 10th largest school district, staff oversee 4,016,950 square feet of facilities and 720 acres of property. D11's Facilities and Operations Department strives to maintain all 49 campuses to the best of their ability. The District spends approximately two million dollars annually to repairing currently functioning systems, as well as repairing failing systems, and all associated personnel costs. The D11 Facilities Maintenance Plan identifies functioning and deficient items in each building. Metrics including safety, life expectancy, previous and ongoing repair needs, frequency, and costs versus replacement, safety, and code compliance are measured at least annually. A rubric places items on a Capital Requirements list under one of three categories: replace within five years (Red), replace in 6-10 years (Yellow), or requested improvement (Green).

## Deficiencies Associated with this Project:

The existing conditions of the roofs being proposed in this grant application are poor. These roofs are near or beyond their life expectancy. The health and safety of our students and staff rely on quality roofing systems. Leaks develop over time and at a higher rate of frequency as our roofing systems age; the leaks create impacts to the mission of Palmer High School by closing classrooms and common spaces. In addition, these leaks damage the building and equipment underneath; the damages result in high costs for water damage remediation and replacement of equipment such as laptops, student and teacher furniture, and supplies. Finally, the leaks create slip hazards for our students and staff until a catch basin can be placed.

## Diligence Undertaken to Determine the Deficiencies Stated Above:

District 11 is fortunate to have in-house roofing experts who perform routine preventative maintenance and reactive maintenance measures to our roofing systems district-wide. Our in-house roofing foreman performed this investigation in 2018 and created a 30-year replacement plan for every roof in the district. This investigation identified the current condition of the roof and a recommended replacement year associated. The roofing foreman had over 30 years of experience at District 11 alone, not considering his experience in the commercial roofing industry prior to joining District 11. His experience, expertise, and knowledge of the roofs submitted, along with all District 11 roofs is far and beyond what any consultant firm could provide as he and his team has been responsible to take care of these roofs since they were constructed in the late 90's and early 2000's.

## Proposed Solution to Address the Deficiencies Stated Above:

Replace the roofs that are at or past their life expectancy

## Due Diligence Undertaken in Defining the Stated Solution:



## BEST FY2021-22 GRANT APPLICATION SUMMARIES

The replacement plan for these roofs is to replace like-for-like. The 4-play modified bitumastic roofing system that District 11 has proven to be the best-value and longest standing type of roof in this climate. It is important for District 11 to invest in robust and reliable type roofs such as this as funding for large capital replacements like this are few and far between.

### How Urgent is this Project?

75,000 SF of the main building's roof is past its life expectancy and has started to fail. The District's maintenance department is already doing its best to repair leaks and extend the life of the roof until funding is available for complete replacement.

An additional 52,540 SF of roof is at its life expectancy and requires replacement immediately to avoid failure.

If the project is not awarded the District will pull funding from other buildings requiring Mechanical System repairs and Life Safety System replacements in order to replace the roof and avoid catastrophic damages to the interior of the building.

75,000 SF of roof = \$1,875,000.00

52,540 SF of roof \$1,313,500.00

**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 has been mentioned, District 11 has a team of in-house roofers that perform preventative measure and reactive maintenance activities throughout the year on all district buildings. We have found that this level of maintenance, investment, and accountability (in-house) has provided extended life expectancies on our roofing systems. A capital renewal budget is funded through the General Fund every year to fund the roofing shop (labor, materials, and equipment). District 11 uses SchoolDude to automatically create preventative maintenance work orders that are assigned to the roofing shop. These work orders include preventative maintenance checklists that have been developed in collaboration with the roofing manufacturers to ensure proper preventative and reactive maintenance procedures are executed to get the most life out of the roofing systems possible. At the end of the useful life of the roof, District 11 will utilize existing capital funding, funding for capital projects through the mill levy override, or may seek other financial resources such as a general obligation bond to pay for the replacement.

**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:**

Palmer HS was built in 1939 and is one of the heritage buildings of the district. It is the District's most central High School and serves over 1,500 of the district's central city 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:**

The following are the notable upgrades and repairs to Palmer High School from 1939 through 2021:

Over the building's 82-year history, the District has maintained, repaired and renovated Palmer HS in order to keep the building operational and an adequate learning facility for generations of students.

It has had several significant updates and renovations over the long history of the building ('54, '55, '57, '69, '70, '93)

Over the last 3 years the capital projects completed at Palmer HS are as follows:

Replaced Stage Curtain \$17,502.00

Replaced exterior metal fire escape stairs \$43,390.00

Boiler & HVAC Piping Replacement \$1,456,894.60

Fire Alarm Replacement \$412,455.00

Stage lighting control Panel Replaced \$229,630.77

Replace nipple & valve on Backflow Preventer \$17,130.72

Roof #42 – Replacement occurring summer 2021

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

general fund

**How do you budget annually to address capital outlay needs in your district/charter? Include \$/FTE for the prior fiscal year:**

\$20,000,000 annually, based on ongoing monitoring of all district facilities and prioritizing the most urgent projects.

# BEST FY2021-22 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?

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>	\$1,372,776.98	<b>CDE Minimum Match %:</b>	62.00
<b>Current Applicant Match:</b>	\$2,239,794.02	<b>Actual Match % Provided:</b>	62
<b>Current Project Request:</b>	\$3,612,571.00	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	0	<b>Contingent on a 2021 Bond?</b>	No
<b>Previous Matches:</b>	0	<b>Source of Match:</b>	general fund
<b>Future Grant Requests:</b>	0		
<b>Total of All Phases:</b>	\$3,612,571.00	<b>Escalation %:</b>	3
<b>Affected Sq Ft:</b>	127,540	<b>Construction Contingency %:</b>	0
<b>Affected Pupils:</b>	1,594	<b>Owner Contingency %:</b>	10
<b>Cost Per Sq Ft:</b>	\$28.33	<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>	\$28.33	<b>Does this Qualify for HPCP?</b>	No
<b>Cost Per Pupil:</b>	\$2,266	<b>Is a Master Plan Complete?</b>	Underway
<b>Gross Sq Ft Per Pupil:</b>	80	<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>	22,496	<b>Bonded Debt Approved:</b>	
<b>Assessed Valuation:</b>	\$2,986,747,000	<b>Year(s) Bond Approved:</b>	
Statewide Median: \$108,716,681			
<b>PPAV:</b>	\$133,038	<b>Bonded Debt Failed:</b>	\$235,000,000
Statewide Median: \$173,681			
<b>Unreserved Gen Fund 19-20:</b>	\$33,547,318	<b>Year(s) Bond Failed:</b>	16
Statewide Median: \$2,880,535			
<b>Median Household Income:</b>	\$55,779	<b>Outstanding Bonded Debt:</b>	\$114,613,111
Statewide Avg: \$59,201			
<b>Free Reduced Lunch %:</b>	57.90%	<b>Total Bond Capacity:</b>	\$597,349,400
Statewide Avg: 47.28%		Statewide Median: \$21,743,336	
<b>Existing Bond Mill Levy:</b>	6.616	<b>Bond Capacity Remaining:</b>	\$482,736,289
Statewide Avg: 6.7		Statewide Median: \$13,529,004	
<b>3yr Avg OMFAC/Pupil:</b>	\$1,582.87		
Applicants Median: \$2,359			

● **Facilities Impacted by this Grant Application** ●

**GREELEY 6 - Heath MS Roof Replacement - Health MS - 1955**

District:	Auditor - Greeley 6
School Name:	Heath MS
Address:	2223 16TH STREET
City:	GREELEY
Gross Area (SF):	98,152
Number of Buildings:	6
Replacement Value:	\$33,479,237
Condition Budget:	\$9,504,652
Total FCI:	0.28
Adequacy Index:	0.27



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$4,309,755	\$2,083,478	0.48
Equipment and Furnishings	\$1,043,989	\$1,094,107	1.05
Exterior Enclosure	\$3,862,627	\$1,615,494	0.42
Fire Protection	\$58,614	\$1,020,792	17.42
Furnishings	\$398,593	\$71,825	0.18
HVAC System	\$5,685,390	\$285,144	0.05
Interior Construction and Conveyance	\$4,671,275	\$2,419,384	0.52
Plumbing System	\$1,562,980	\$63,279	0.04
Site	\$7,077,959	\$1,519,136	0.21
Special Construction	\$280,366	\$280,366	1.00
Structure	\$4,527,689	\$72,439	0.02
<b>Overall - Total</b>	<b>\$33,479,237</b>	<b>\$10,525,444</b>	<b>0.31</b>

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

**Applicant Name:** GREELEY 6

**County:** WELD

**Project Title:** Heath MS Roof Replacement

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

5

**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 Information About the District / School, and Information About the Affected Facilities:

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 36 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 22,400 students attend school at the District's 32 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 five charter schools.

Weld County School District 6 serves a diverse and growing population of minority and immigrant students. The school district provides 73.76% of the student body with free and reduced meals, excluding charter schools. Heath Middle School alone serves 87.17% of its student body with a free and reduced breakfast and lunch. The Heath roof has been identified as having emergent roofing needs significant enough to require immediate replacement.

## Deficiencies Associated with this Project:

Heath Middle School has multiple roof sections that, all told, are a minimum of 25 years old. The existing flat roofs on the school consist of ballasted EPDM mechanically attached EPDM and Fully adhered EPDM. The life span of EPDM roof systems is between 15 and 20 years. Existing insulation in the roof systems cannot be reused due to existing insulation types, structural deck types, and damage due to water infiltration. 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. The various roof systems on the school range from 25 to 30 years old, which is well past their useful lives and need to be replaced as soon as possible.

The shingle roof over the east entry will also be replaced. Some of the shingles are missing and the existing shingles are loose which can detach and become a hazard to students and staff. Additionally, the auxiliary classroom buildings are pre-manufactured metal buildings with ongoing leaks. Glass block on the school is damaged and is an eyesore and invitation for vandalism.

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.

## Diligence Undertaken to Determine the Deficiencies Stated Above:

Cave Consulting Group was engaged in 2019 to assess, district-wide, the School District's assets to determine which sites were

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

the most in need for urgent roof replacement. Five schools were identified and District 6 opted to direct Cave Consulting Group to design and competitively bid these projects for 2021 replacement. District 6 opted to pursue BEST Grants for Heath Middle School and Northridge High School as these schools ranked in the top two for roof replacement urgency.

The design process included:

- Archive research.
- Visual inspection of each roof section at each site.
- Photo and drone video.
- Roof sampling to determine existing roof assemblies.
- Code compliance research.
- Creating Contract Documents.
- Competitively bid the projects to qualified roofing 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, 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 sheet metal package will include a new standing seam metal roof over the east entry. The auxiliary buildings will be coated with elastomeric coating. Elastomeric coating is an inexpensive and effective solution that does not strain the structural system. Most pre-manufactured metal buildings are structurally incapable of supporting a roof system that adds weight which makes coating the logical choice. As part of the reroofing on the main building, metal panels will be installed over the glass block to improve the building's aesthetic and deter vandalism.

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 entire roof. 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:**

Cave Consulting Group 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
- Budget
- Longevity
- Ease of maintenance

During the due-diligence phase, it was determined that the existing insulation cannot be reused due to its type, condition and existing structural deck. Additionally, some roof decks pond water, so in those areas, tapered insulation will be necessary. New insulation will comply with the International Energy Efficiency Code.

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

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

The roofing system is well past the end of its useful life, is no longer serviceable and will be replaced during the summer of 2021. 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 has been heightened as witnessed by increased work orders from school's staff. The maintenance team must respond to each crisis which takes them away from away from preventive maintenance operations throughout the school district. The re-roofing project will occur during the summer of 2021. If the BEST Grant is not successful, then the School District will reallocate funds that are slated for other critical projects to see this project to fruition.

**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 roofing contractor will warrant the project for three 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, Cave Consulting Group, School District personnel and the roofing contractor will inspect the entire roof for deficiencies which the contractor will remedy. The roofing manufacturer will warrant the project for a period of ten years. School District 6 has an experienced roofer on staff that is 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 remedy the following:

- Remove debris from drains, drainage scuppers and other areas on the roof
- Roof blisters
- Membrane deterioration
- Deflection
- Obstructed drains, scuppers and vents
- Ponding water
- Holes or cracks in seams and flashings

During the 2019-2020 school year, 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, 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. 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 original portion of Heath Middle School was constructed in the 1960s. Over the preceding decades, the school has been

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

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, but unfortunately have failed, until recently. As a result, the list of deferred maintenance projects throughout the school district has grown, and now we are doing all that we can to get ahead of it.

**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:**

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, Heath Middle School has had some priorities that have been addressed. Within the last eight years, the chiller and cooling tower were replaced. Additionally, the boiler has been 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?**

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 Northridge 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 is able to commit the 44% 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? Include \$/FTE for the prior fiscal year:**

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 Northridge 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 44% required match for the BEST grant application and not submit a waiver. The Capital Projects Fund holds funds to support any required replacement and maintenance needs for Prairie Heights Middle School. To date, there haven't been any building systems expenses incurred for this school.

**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?**

N/A

<b>Current Grant Request:</b>	\$870,785.90	<b>CDE Minimum Match %:</b>	44.00
<b>Current Applicant Match:</b>	\$684,188.92	<b>Actual Match % Provided:</b>	44
<b>Current Project Request:</b>	\$1,554,974.82	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	0	<b>Contingent on a 2021 Bond?</b>	No
<b>Previous Matches:</b>	0	<b>Source of Match:</b>	
<b>Future Grant Requests:</b>	0	The District's match will be supported by Bond dollars approved by voters in 2019.	
<b>Total of All Phases:</b>	\$1,554,974.82	<b>Escalation %:</b>	4
<b>Affected Sq Ft:</b>	85,172	<b>Construction Contingency %:</b>	6
<b>Affected Pupils:</b>	709	<b>Owner Contingency %:</b>	1

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

<b>Cost Per Sq Ft:</b>	\$18.26	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$0.30	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$17.95	<b>Does this Qualify for HPCP?</b>	No
<b>Cost Per Pupil:</b>	\$2,193	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	121	<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>	21,483	<b>Bonded Debt Approved:</b>	\$403,200,000
<b>Assessed Valuation:</b>	\$2,265,295,247	<b>Year(s) Bond Approved:</b>	12,19
Statewide Median: \$108,716,681			
<b>PPAV:</b>	\$105,446	<b>Bonded Debt Failed:</b>	
Statewide Median: \$173,681			
<b>Unreserved Gen Fund 19-20:</b>	\$25,165,636	<b>Year(s) Bond Failed:</b>	
Statewide Median: \$2,880,535			
<b>Median Household Income:</b>	\$55,896	<b>Outstanding Bonded Debt:</b>	\$437,420,277
Statewide Avg: \$59,201			
<b>Free Reduced Lunch %:</b>	59.30%	<b>Total Bond Capacity:</b>	\$453,059,049
Statewide Avg: 47.28%		Statewide Median: \$21,743,336	
<b>Existing Bond Mill Levy:</b>	13.266	<b>Bond Capacity Remaining:</b>	\$15,638,772
Statewide Avg: 6.7		Statewide Median: \$13,529,004	
<b>3yr Avg OMFAC/Pupil:</b>	\$1,848.86		
Applicants Median: \$2,359			



● **Facilities Impacted by this Grant Application** ●

**GREELEY 6 - Northridge HS Roof Replacement - Northridge HS - 1999**

District:	Auditor - Greeley 6
School Name:	Northridge HS
Address:	100 71ST AVENUE
City:	GREELEY
Gross Area (SF):	195,685
Number of Buildings:	1
Replacement Value:	\$65,811,827
Condition Budget:	\$23,448,950
Total FCI:	0.36
Adequacy Index:	0.19



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$9,328,536	\$4,809,408	0.52
Equipment and Furnishings	\$1,274,585	\$417,593	0.33
Exterior Enclosure	\$4,544,971	\$2,894,736	0.64
Fire Protection	\$2,179,920	\$0	0.00
Furnishings	\$1,104,349	\$0	0.00
HVAC System	\$13,071,876	\$5,860,310	0.45
Interior Construction and Conveyance	\$7,212,795	\$4,516,784	0.63
Plumbing System	\$3,094,239	\$161,315	0.05
Site	\$13,558,518	\$4,758,803	0.35
Structure	\$10,442,039	\$30,000	0.00
<b>Overall - Total</b>	<b>\$65,811,827</b>	<b>\$23,448,949</b>	<b>0.36</b>

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

**Applicant Name:** GREELEY 6

**County:** WELD

**Project Title:** Northridge HS Roof Replacement

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

5

**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 Information About the District / School, and Information About the Affected Facilities:

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 36 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 22,400 students attend school at the District's 32 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 five charter schools.

Weld County School District 6 serves a diverse and growing population of minority and immigrant students. The school district provides 73.76% of the student body with free and reduced meals, excluding charter schools. Northridge High School alone serves 71.37% of its student body with a free and reduced breakfast and lunch. The Northridge High School roof has been identified as having emergent roofing needs significant enough to require replacement this year.

## Deficiencies Associated with this Project:

The existing roof on the school is a single-ply .45mil ballasted EPDM membrane that has not been replaced since the school's original construction in 2000. Ballasted .45mil EPDM membrane is common for new construction because it is among the least expensive flat roof systems to install. It is usually not the preferred roof of designers but is selected in the Value Engineering phase when construction budgets are tight.

The life span of this type of roof system is between 15 and 20 years. The existing roof system has existing insulation and the structural deck is corrugated metal. The school has experienced ongoing leaks in multiple locations resulting in numerous frustrating repairs. EPDM membrane is universally shrinking and is not reparable. Once this phenomenon begins it is irreversible and may lead to catastrophic failure.

Further, the parapet cap metal around the perimeter of the school is sloped to the outside of the building. This results in water draining on the brick facade, which over time, will damage the masonry and mortar joints. In some areas, the peculiar parapet cap design contributes to the accumulating ice on the sidewalks below which causes a hazard to students and staff.

The entire roof system on the school is 20 years old, which is well past 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 School District resources that are already stretched thin due to ongoing budget shortfalls and cuts.

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

## Diligence Undertaken to Determine the Deficiencies Stated Above:

Cave Consulting Group was engaged in 2019 to assess the School District's assets to determine which sites were the most in need for urgent roof replacement. Five schools were identified and District 6 opted to direct Cave Consulting Group to design and competitively bid these projects for 2021 replacement. District 6 opted to pursue BEST Grants for Heath Middle School and Northridge High School as these schools ranked in the top two for roof replacement urgency.

The design process included:

- Archive research.
- Visual inspection of each roof section at each site.
- Photo and drone video.
- Roof sampling to determine existing roof assemblies.
- Code compliance research.
- Creating Contract Documents.
- Competitively bid the projects to qualified roofing 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 insulation to supplement the existing roof accessories and sheet metal. The sheet metal package will include a redesign of the troublesome parapet cap. The parapet redesign will reduce the deterioration to the masonry façade and lesson the contribution to ice buildup below. 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 ease movement for school district personnel, contractors and preventative maintenance teams throughout the entire roof. 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:

Cave Consulting Group 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
- Budget
- Longevity
- Ease of maintenance

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?

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

The roofing system is well past the end of its useful life, is no longer serviceable and will be replaced during the summer of 2021. 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 has been heightened as witnessed by increased work orders from school's staff. The maintenance team must respond to each crisis which takes them away from away from preventive maintenance operations throughout the school district. The re-roofing project will occur during the summer of 2021. If the BEST Grant is not successful, then the School District will reallocate funds that are slated for other critical projects to see this project to fruition.

**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?**

The roofing contractor will warrant the project for three 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, Cave Consulting Group, School District personnel and the roofing contractor will inspect the entire roof for deficiencies which the contractor will remedy. The roofing manufacturer will warrant the project for a period of ten years. School District 6 has an experienced roofer on staff that is 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 remedy the following:

- Remove debris from drains, drainage scuppers and other areas on the roof
- Roof blisters
- Membrane deterioration
- Deflection
- Obstructed drains, scuppers and vents
- Ponding water
- Holes or cracks in seams and flashings

During the 2019-20120 school year, 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, 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. 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 original portion of Northridge High School was constructed in 2000. Northridge High School was adequate at the time of

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

construction but two decades of wear and tear is becoming more and more apparent, especially regarding the original roof. 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, but unfortunately have failed, until recently. As a result, the list of deferred maintenance projects throughout the school district has grown and now we are doing all that we can to get ahead of it.

**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:**

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 and impacts on students. Northridge is one of the newest schools in the district. Therefore, the capital needs have not been as extensive as other schools in the district. Northridge High School has upgraded flooring intermittently throughout the school for the last five years, including the gym floor, installed one new rooftop unit, and made improvements to the restrooms to be more efficient and meet code standards.

**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 the Northridge 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 is able to commit the 44% 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? Include \$/FTE for the prior fiscal year:**

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 Northridge 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 44% required match for the BEST grant application and not submit a waiver. The Capital Projects Fund holds funds to support any required replacement and maintenance needs for Prairie Heights Middle School. To date, there haven't been any building systems expenses incurred for this school. There is \$40,000 set-aside each fiscal year for the Capital Renewal of Prairie Heights Middle School.

**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?**

N/A

<b>Current Grant Request:</b>	\$894,163.35	<b>CDE Minimum Match %:</b>	44.00
<b>Current Applicant Match:</b>	\$702,556.91	<b>Actual Match % Provided:</b>	44
<b>Current Project Request:</b>	\$1,596,720.26	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	0	<b>Contingent on a 2021 Bond?</b>	No
<b>Previous Matches:</b>	0	<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		
<b>Total of All Phases:</b>	\$1,596,720.26	<b>Escalation %:</b>	4
<b>Affected Sq Ft:</b>	150,750	<b>Construction Contingency %:</b>	6

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

<b>Affected Pupils:</b>	1,217	<b>Owner Contingency %:</b>	1
<b>Cost Per Sq Ft:</b>	\$10.59	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$0.23	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$10.36	<b>Does this Qualify for HPCP?</b>	No
<b>Cost Per Pupil:</b>	\$1,312	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	164	<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>	21,483	<b>Bonded Debt Approved:</b>	\$403,200,000
<b>Assessed Valuation:</b>	\$2,265,295,247	<b>Year(s) Bond Approved:</b>	12,19
Statewide Median: \$108,716,681			
<b>PPAV:</b>	\$105,446	<b>Bonded Debt Failed:</b>	
Statewide Median: \$173,681			
<b>Unreserved Gen Fund 19-20:</b>	\$25,165,636	<b>Year(s) Bond Failed:</b>	
Statewide Median: \$2,880,535			
<b>Median Household Income:</b>	\$55,896	<b>Outstanding Bonded Debt:</b>	\$437,420,277
Statewide Avg: \$59,201			
<b>Free Reduced Lunch %:</b>	59.30%	<b>Total Bond Capacity:</b>	\$453,059,049
Statewide Avg: 47.28%		Statewide Median: \$21,743,336	
<b>Existing Bond Mill Levy:</b>	13.266	<b>Bond Capacity Remaining:</b>	\$15,638,772
Statewide Avg: 6.7		Statewide Median: \$13,529,004	
<b>3yr Avg OMFAC/Pupil:</b>	\$1,848.86		
Applicants Median: \$2,359			

## ● Facilities Impacted by this Grant Application ●

## ADAMS-ARAPAHOE 28J - DW Fire Alarm Improvements – Multiple

School	Year Built	Asset Size	FCI
Hinkley HS	1963	309,739	0.15
Clyde Miller P-8	1981	51,219	0.08
North MS	1957	109,173	0.07
Yale	1977	48,300	0.13
Century	1985	47,032	0.07
Pickens	1972	182,278	0.51
Laredo ES	1967	52,052	0.33
Crawford	1958	71,832	0.26
Dalton	1980	48,328	0.34
Kenton	1951	59,758	0.19
Crossroads	2008	10,500	0.04
South	1961	107,040	0.19
Vaughn	1952	51,780	0.26
Wheeling	1966	60,844	0.16

\*\*Data Provided by School District

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

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

**County:** ARAPAHOE

**Project Title:** DW Fire Alarm Improvements

**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: Pickens Technical College is included in the list of sites for this program |  | <input type="checkbox"/> Other:             |  |

## General Information About the District / School, and Information About the Affected Facilities:

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 55% Hispanic, 15% White, 19% Black, 5% Asian, 1% Native American, 1% Hawaiian/Pacific Islander and 5% two or more races. APS students come from more than 130 countries and speak more than 160 languages. Forty-two percent (42%) of students speak English as a second language, 14% of students benefit from special education programs and 4% have been identified as gifted and talented. Sixty-five percent (65%) of APS students qualify for free or reduced lunch.

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 in identified needs. 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 to enhance learning spaces in addition to safety and function would have to wait for future funding. Of the total needs, 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, which are all vital to ensuring the continued safety of our students and staff members. Of this category, 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 recent reductions in general fund budgets and competing needs for limited capital improvement funds, APS can no longer commit to completing the remaining fire alarm projects in that time frame. The district has 15 schools that are in urgent need of upgrades or replacement of their fire alarm systems.

The district's ability to complete deferred maintenance and planned replacement projects is impacted by the high proportion of bond proceeds required for new schools in 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. APS is pursuing BEST funds to augment a needed project that bond funds allowed us to start and for which additional funding may be difficult to obtain 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:

Some but not all schools in APS comply with 4.1.8 Fire Protection Systems and 4.1.8.1 Fire Alarm Notification Systems.



## BEST FY2021-22 GRANT APPLICATION SUMMARIES

Fire alarm systems have traditionally been upgraded as part of other projects such as remodels, asbestos abatement projects or HVAC retrofits. However, a portion of the buildings in the district have not had the type of projects that would require us to replace an entire fire alarm system. Some of those systems have components or wiring that dates to the original construction of the building.

The systems at the schools included in this request have either obsolete systems and/or have an infrastructure that is failing. Some systems have to be restarted in order for devices to respond. Other systems are causing false alarms when they should be disabled. Devices are failing. In some cases the wiring in the field is failing and causing troubles and ground faults in the system.

None of these systems meet current state and federal code requirements. While they may be grandfathered in, they reflect a safety inequity in the district that we intended to resolve with capital reserve funds. Since those funds have been restricted due to budget reductions, we can make emergency repairs but will need to wait to replace entire systems.

### **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:**

The 2016 bond fire alarm upgrade project budget has been expended. If funding is provided through the BEST grant program, the district can proceed with replacing the remaining failing and aging systems.

### **Due Diligence Undertaken in Defining the Stated Solution:**

The district began a fire alarm replacement and upgrade program with funding from the 2016 bond program. A consultant was selected to assist with overall guidelines, system selection and construction document creation. Significant work was completed at the district's central dispatch office to accommodate new code requirements for monitoring fire alarm notifications. In addition, fire alarm systems were replaced at one high school, three elementary schools and the district's central warehouse. Future projects will use the specifications developed for the bond funded projects and lesson learned from those installations.

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

High -- The failure of these life safety systems 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 takes 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 these systems.

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, and elevator and auto-lift inspections.

## BEST FY2021-22 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?**

This project to date has been funded by bond funds. We are not aware of any other grant or rebate programs that can be used for fire alarm replacement.

**How do you budget annually to address capital outlay needs in your district/charter? Include \$/FTE for the prior fiscal year:**

The district maintains a facilities assessment database and generates a capital reserve budget annually. The budget includes funds for emergency and urgent projects as well as annual commitments. The Maintenance and Operations department currently has 59 FTE to maintain the district's physical plant. This equates to approximately 1 FTE per 80,000 SF of building space.

**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>	\$1,816,620.00	<b>CDE Minimum Match %:</b>	48.00
<b>Current Applicant Match:</b>	\$1,676,880.00	<b>Actual Match % Provided:</b>	48
<b>Current Project Request:</b>	\$3,493,500.00	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	0	<b>Contingent on a 2021 Bond?</b>	No
<b>Previous Matches:</b>	0	<b>Source of Match:</b>	
<b>Future Grant Requests:</b>	0		2016 bond (savings from completed projects)
<b>Total of All Phases:</b>	\$3,493,500.00	<b>Escalation %:</b>	3
<b>Affected Sq Ft:</b>	1,277,703	<b>Construction Contingency %:</b>	5
<b>Affected Pupils:</b>	6,733	<b>Owner Contingency %:</b>	5
<b>Cost Per Sq Ft:</b>	\$2.73	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$0.29	<b>Adverse Historical Effect?</b>	No

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

<b>Hard Costs Per Sq Ft:</b>	\$2.44	<b>Does this Qualify for HPCP?</b>	No
<b>Cost Per Pupil:</b>	\$519	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	190	<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>	35,789	<b>Bonded Debt Approved:</b>	\$300,000,000
<b>Assessed Valuation:</b>	\$3,324,887,205	<b>Year(s) Bond Approved:</b>	16
Statewide Median:	\$108,716,681		
<b>PPAV:</b>	\$93,524	<b>Bonded Debt Failed:</b>	
Statewide Median:	\$173,681		
<b>Unreserved Gen Fund 19-20:</b>	\$104,431,151	<b>Year(s) Bond Failed:</b>	
Statewide Median:	\$2,880,535		
<b>Median Household Income:</b>	\$58,776	<b>Outstanding Bonded Debt:</b>	\$458,515,000
Statewide Avg:	\$59,201		
<b>Free Reduced Lunch %:</b>	75.10%	<b>Total Bond Capacity:</b>	\$664,977,441
Statewide Avg:	47.28%	Statewide Median:	\$21,743,336
<b>Existing Bond Mill Levy:</b>	23	<b>Bond Capacity Remaining:</b>	\$206,462,441
Statewide Avg:	6.7	Statewide Median:	\$13,529,004
<b>3yr Avg OMFAC/Pupil:</b>	\$2,883.03		
Applicants Median:	\$2,359		

● **Facilities Impacted by this Grant Application** ●

**Pagosa Peak Open School - K-7 Renovation - Pagosa Peak Open School - 2007**

District:	Auditor - Archuleta County 50 JT
School Name:	Pagosa Peak Open School
Address:	7 Parelli Way
City:	Pagosa Springs
Gross Area (SF):	36,200
Number of Buildings:	1
Replacement Value:	\$9,008,711
Condition Budget:	\$2,701,715
Total FCI:	0.30
Adequacy Index:	0.36



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,278,830	\$914,778	0.72
Equipment and Furnishings	\$96,345	\$54,618	0.57
Exterior Enclosure	\$934,841	\$0	0.00
Fire Protection	\$344,011	\$13,271	0.04
HVAC System	\$1,475,510	\$697,142	0.47
Interior Construction and Conveyance	\$1,619,087	\$790,105	0.49
Plumbing System	\$471,192	\$86,746	0.18
Site	\$758,846	\$145,049	0.19
Structure	\$2,030,049	\$0	0.00
<b>Overall - Total</b>	<b>\$9,008,711</b>	<b>\$2,701,709</b>	<b>0.30</b>

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

**Applicant Name:** Pagosa Peak Open School

**County:** ARCHULETA

**Project Title:** K-7 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 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 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 type="checkbox"/> Other:             |  |

## General Information About the District / School, and Information About the Affected Facilities:

Pagosa Peak Open School (PPOS) is an intentionally small and intimate tuition-free, public K-8 charter school in rural Pagosa Springs, CO. PPOS is the only chartered school through Archuleta School District and governed by an independent, volunteer Board of Directors.

Pagosa Peak Open School was started by a small grassroots group of local parents dedicated to bringing an innovative educational choice to our small mountain community. They researched alternative forms of education and decided that a school focused on Project and Place-based learning with a year-round schedule was the best educational model for their students. PBL is not merely an excellent tool for learning academic skills; it also strengthens a child's ability to successfully collaborate, and to persevere in the face of challenges. Place-based education was the other exciting component of the educational model of PPOS. Place-based education immerses students in local heritage, cultures, landscapes, opportunities, and experiences, using these as a foundation for the study of language arts, mathematics, social studies, visual arts, agriculture, science, and other subjects.

In September of 2017, Pagosa Peak Open School opened its doors to 66 children from grades K-4, an 88% enrollment rate. In our first year, 52% of our student body met Free and Reduced Lunch Qualifications allowing us to serve these children with Title 1 services. We continue to serve a population of around 50% Free and Reduced Lunch Qualifications. We have since expanded to K-7 with 100% enrollment and will continue to grow to K-8 in the 2021/22 school year. We currently provide educational services to approximately 10% of the Archuleta School District student population. At Pagosa Peak Open School our students, our families, our community, and our region are all incorporated into how we educate. We are working as a unified team with a common goal: creating a community of empowered, lifelong learners by providing a multi-age learning environment designed to foster confidence, high academic achievement, and the joy of learning through original and meaningful work.

In our third year, with the help of our town through the Department of Local Affairs CDBG grant, fundraising, and donations, the PPOS Building Corporation purchased our building through a very successful Capital Campaign. Our building corporation partnered with the Town of Pagosa Springs to obtain a Community Development Block Grant from the Department of Local Affairs for \$600,000. We also obtained a one-million-dollar capital donation from the seller. These generous donations, in addition to the USDA Rural Development 40-year mortgage, provided for the purchase as well as a reserve fund balance of more than \$125k for maintenance and repairs. If needed, we could use these funds as a match for this grant request.

In our fourth year of operations, grants from the Gates Family Foundation and La Plata Electrical Association helped with some capital improvements to the building including roof repairs, fire safety and improvements, upgraded electrical amperage for Kitchen equipment, expanded wi-fi access, and parking lot light repairs. This current school year we were able to kick start our (offsite) school lunch program with funding provided by the WEND Foundation. WEND has also committed to providing

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

some matching ventilation funds to this grant.

### Deficiencies Associated with this Project:

Pagosa Peak Open School recently purchased a facility of which we were previously renting a portion. During a code study, we identified several areas where the building was deficient related to safety, security, and health. The issues were emergency egress due to door swings, ventilation, kitchen facilities, code required fire alarm upgrades, exterior/interior security, and plumbing fixtures.

The 120 Kindergarten through 7 students at PPOS attend educational programming in a building previously designated as an office building. The ventilation system was designed and installed to meet office building code. The ventilation system for many of the areas that physically house 30 or more students is only producing enough outside air for 2-10 students per current school occupancy codes. When we originally applied for a change of use permit in 2017, there was a Mechanical Engineer that did a code study and recommended upgrades to the mechanical ventilation system in order to meet the school building code. These were listed on our Certificate of Occupancy which has been uploaded to the file. In this certificate, the city required a ventilation upgrade. When purchasing the building we again consulted the mechanical engineer for a code study, and they have suggested an additional ventilation unit for the upstairs classrooms. Uploaded in the file is a document showing the current numbers of students that a room can accommodate based on the outside fresh air being provided. This document, Maximum Student Count-ME&E, shows that the classrooms cannot accommodate the number of students allowable in a room based on fresh air currently available under the existing ventilation system. The engineer's recommendations for improvements and meeting minimum code requirements have all been addressed on the new drawings and ventilation designs. In some areas of the building, we have provided a temporary fix in order to have students in these areas. However, because it is a temporary fix the heat is not running efficiently. In some cases, the building heat is not able to keep-up on cold days. This creates an "unsatisfactory learning environment" for students as well as creating a health concern. Because of ventilation, we have several underutilized areas of our building. Due to the COVID-19 environment, we feel ventilation is not a building component to be compromised.

The original fire alarm system does not meet the requirements of the educational building code. An upgrade to a current voice enunciation alarm system would allow administration and faculty to ensure the safety and security of the student body, should a fire or intruder emergency ensue. There is no current intercom system in the building to allow communication from the office to the classrooms unless each classroom were to be called individually by phone. For many reasons staff often do not answer their class phone throughout the day. The integrated speaker of the fire alarm system would allow us to notify all students and staff quickly of an emergency situation that did not require the evacuation of the building such as a lockdown due to a security risk. In addition, there are a few areas of the school that does not have adequate sprinkler head coverage. We would like to add sprinkler heads to ensure adequate coverage.

The original interior doors and door hardware were not designed for a school. Panic hardware for egress is not present on many doors even though it is required for emergency exiting of the room when the room can hold more than 50 people. In some cases the door swings into the classroom which prevents the swift and orderly evacuation of classrooms. As an office building, each door was given a unique key. There is no master key that can be used throughout the building. In an emergency, it would be important to have a master key in order to access rooms quickly. During the sale of the building, we did not receive keys to all of these doors. Thus, currently, there is an opportunity for a student to lock themselves in a room for which we do not have a key to open.

Our current number of sink and bathroom fixtures does not meet the educational building code based on the occupancy of the building. As a result, we need to add two unisex bathrooms in areas that are current janitor's closets with an existing mop sink and shower. Currently, there are not designated unisex bathrooms. Visitors, students, and staff all use the same restrooms. The two unisex bathrooms would be dedicated for staff, visitors, and students when a unisex bathroom may be appropriate during a gender transition. In addition, we would add sinks in each of the upstairs bathrooms and in the hall outside the downstairs bathrooms to provide adequate handwashing sinks.

We are blessed with having a spacious facility; however, the design is not always ideal for a school. The halls and corridors are open in areas encouraging students to mix from different advisories but also has tucked away areas where students are out of view of staff. In addition, there are multiple exits throughout the building that are not supervised as well. We believe that

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

this design severely diminishes the safety and security of students and staff. Furthermore, our proximity to a state highway and commercial area highlights the need for an integrated video surveillance and controlled-access security system.

Currently, our six advisories are eating lunch in their classrooms due to a lack of a cafeteria and kitchen facilities. The lack of these facilities has created health concerns as we are transporting food from an off-site kitchen facility that we are using on a temporary basis. In addition, we do not have full control of the kitchen and repairs that should be made to keep it safe for food prep and a safe work environment. (are we talking about our kitchen or the off-site) The use of this kitchen facility will no longer be possible when the owner opens their new restaurant in a year. The transportation of the food brings increased risk to the health of our students. In addition, eating in the classroom has created an increase of food in classroom trash cans causing concern with rodents throughout our facility. Our student body averages around 50% free and reduced lunch qualification and many rely on the food being provided during our breakfast and lunch program. This will no longer exist if a kitchen facility cannot be built in our facility.

### **Diligence Undertaken to Determine the Deficiencies Stated Above:**

After purchasing the building we worked with an Architect and their team. They did a code study and provided design suggestions for renovations in order to meet the current code for school buildings. One of these architects was part of the original design team for the building and has a vast knowledge of the building. The other architect was brought in to consult due to her extensive experience with school design and code. During this code study, it was identified the fire alarm, plumbing fixtures, ventilation, emergency egress, and fire sprinklers and fire alarm were out of code compliance for a school. The following suggestions have been made to the town of Pagosa Springs as necessary upgrades and the town has given us a waiver for 3 years to accomplish these tasks.

- 1) The addition of two new ventilation air exchange units and the corresponding ductwork to increase outside air exchange.
- 2) The upgrade of our fire alarm to meet current educational building code standards to include a voice enunciation alarm and an intercom system for emergency announcements. The addition of fire sprinkler heads to ensure proper coverage for safety.
- 3) The addition of bathroom sinks and fixtures to achieve code-required fixture counts for occupancy requirements.
- 4) The addition of classroom doors, exterior doors, and the recessing of doors to create safe emergency egress routes that meets code requirements.

As a school, we are continually surveying our families to see what areas we can improve upon. Consistently during parent meetings, events, and family surveys, the families have expressed concerns related to campus security and food service. Families would like to see the following:

- 1) A stable USDA food program for both breakfast and lunch. This will only be able to happen if we can build a kitchen facility as our offsite kitchen is not available long term and creates safety concerns keeping food warm or cold. Our free and reduced lunch rate averages around 50% of our student population. In years prior to our current food program, which began this year, we found that (data from Lexi). The kitchen and food program is essential to a healthy student ready to learn.
- 2) Increase security of both interior and exterior. They would like to see all doors with magnetic locks and an integrated surveillance camera system to help monitor halls, exterior entrance/exits, and exterior parking lot and playground areas.

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

In order to remedy the health, safety, and security issues stated above we are proposing the following scope of work to be completed under the supervision of an architect, owner's representative, and a general contractor.

- 1) The fire alarm throughout the building be upgraded to a voice enunciation system with an attached intercom system.
- 2) Multiple fire sprinkler heads will be added to the existing sprinkler system to provide adequate coverage for wall realignment and exterior soffit conditions.
- 3) Add two new ventilation units and appropriate ductwork to meet the school building code and increase the health and safety of the classroom.
- 4) Add sinks, a urinal, and two unisex bathrooms. The unisex bathrooms will be in current janitor closets. There are other janitor closets in the building that will provide storage and a mop sink when these are removed.
- 5) Renovate the unfinished kitchen area into a commercial kitchen and cafeteria to ensure the continued access to a safe and nutritious meal program for the health and safety of our students.
- 6) Addition of one exterior emergency exit door and three new interior classroom doors. In addition, to recess two classroom doors to ensure a safe emergency exit plan. Update panic hardware on 3 interior doors to ensure proper working hardware

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

and safe egress in an emergency. (The only classroom renovations being completed are those for egress routes and safety, despite the fact that these are in the drawings. FCI did not put these class renovations in the BEST grant price estimates.)

7) Installation of a security camera system in the school's hallways, common areas, and exterior perimeter and key access pads at the different entrances.

8) Addition of a vestibule area at the entrance to increase security and heating efficiency in our building.

9) The addition of a panic button that can alert local authorities to an emergency

### **Due Diligence Undertaken in Defining the Stated Solution:**

As we planned for this renovation, we engaged several professionals to help with the process. We contracted with an architect/engineering team to help with the code study and designs to meet the current school building code. This team consisted of an architect that originally helped to design the building, an architect that has extensive experience with school code and design, and a mechanical engineer that had previously designed the mechanical systems in the building and has extensive experience working with school codes. During the process, we also contracted with an owner's representative to help us navigate the process, develop timelines, and assure that the process was done to standard. We have also consulted with a general contractor to help us with cost estimates. They have participated in several meetings with our team to understand the scope of work and have given us cost estimates for the work after getting quotes from multiple subcontractors.

Our building was recently had a Facility Insight School Report done by CDE's Capital Construction unit. This has provided insight into the strengths and deficiencies within our facility and will help to guide this process as well as future long-term planning for our site.

Recently we had an AHERA inspection done that has come back with no mitigation concerns to requirements. This has helped in budgeting for this project knowing there are no additional costs related to mitigation.

Next year's calendar includes a two-week break the last week of May and the first week of June. During the time in May and June that we are in session, we have planned to do fieldwork and be off-site for those days. This aligns with our model and will help us to ensure the students are getting off-site fieldwork. Because we have Fridays off in June this will be a limited disruption for the families and students. We are off for the month of July and will begin classes on a delayed schedule for the 22-23 school year.

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

During the process of purchasing the property, we asked for a "code-required" change of use from office building to educational use. We submitted our plans for safety and security upgrades to the town of Pagosa Springs for approval during this process. They have granted the school a temporary occupancy permit that lasts for three years. During these three years, we will need to meet the safety and security upgrades to our building or we may lose the occupancy permit. This would be devastating to the school and threaten the school's ability to exist. When deciding to locate the school in this location our founding families had toured all available facilities and did not find another existing facility that was sufficient.

If we do not properly create a kitchen within our facility, we will need to stop providing our USDA lunch program after next year. The off-site kitchen we are renting is not sustainable financially or the best long-term solution from a health and safety perspective. In addition, it will no longer be available as the facility currently providing food intend to build/use the current space for their own restaurant. The food program is essential for our student population and going backward will provide barriers to enrollment for many of our families.

It is hard to predict a time frame for the safety and security needs. At any time, the deficiencies in security could negatively impact our school community. We have several families with custody issues and family members that are not allowed contact with students. In addition, as in all schools, we have risk from a non-family member entering our campus with ill intents. The security of our school is lacking and is less secure than the other schools in our community. We need to correct these deficiencies now.

The BEST grant will be key to meeting the timeline on these projects. We currently have a capital campaign active to help raise funds, are actively grant writing for the improvements, however, the project comes in at over a million dollars and it will



## BEST FY2021-22 GRANT APPLICATION SUMMARIES

be hard to raise in the proper time period without the support of 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?**

Annual third-party inspections of Fire suppression systems and alarms and Health Department Food Service will be performed.

The Elevator has a Gold Service Maintenance agreement with ThyssenKrupp in place that includes quarterly maintenance, testing and inspection. Thyssenkrupp Elevator will examine covered parts, components of the Unit and Safety mechanisms.

The building corporation places 10% of annual lease revenues into reserves for building maintenance. In addition, the charter school budgets \$167 per student FTE annually for maintenance and repairs. This line item is in addition to Janitorial Services and Supplies that has a budget of \$312.50 per student FTE 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 facility was built in 2007. It remains the newest and largest office building in Archuleta County at approximately 35,000 square feet. As one of the newest buildings in the rural county, it was built with integrated broadband capabilities, is ADA Compliant, has an asphalt parking lot with over 100 parking spaces with superior LED outdoor lighting. It sits on 3 acres of land with enough open space for a garden program and a modest playground. It has convenient highway access and stop light infrastructure already in place. The age and size of the facility ensured the charter school has more than enough space to allow the school to organically grow to maximum capacity with minimal retrofitting requirements. The building was purchased to house the k-8 students with plenty of room to expand. At the time of purchase, it did not meet all applicable codes for a public school building, however, it was the most suitable building in the community for our 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:**

Since 2017 PPOS has Installed a 3-compartment sink and a handwashing sink in the designated kitchen area as well as upgraded one electrical outlet to power a commercial refrigerator, replaced the roof on the front overhang, repaired sheetrock, fire code violation repairs, additional exit light installations, repair backflow fire sprinkler, replaced 3 hose bibs, replaced antifreeze in outdoor fire suppression system, replaced faulty exterior fire sprinkler heads, elevator repair and maintenance, replace 2 dozen missing or damaged ceiling tiles, replaced 2 parking lot light poles, repaired 2 existing parking lot fixtures, boiler repair and motor replacement, HVAC repair and maintenance, level and tiered landscaping for the playground, add fencing to enclose playground, created 3 walls to divide classrooms, paint, sewer clog /grease trap overflow repair, parking lot asphalt resurfacing and painted, expanded WIFI access throughout the building and outside for outdoor classrooms, installed donated playground equipment. We have changed several doors that opened in the wrong direction in the area we rented. Upgraded firewall and internet security. The exterior of the building wood siding has been cleaned and sealed for protection. We have added a front door magnetic lock with a doorbell, camera, and keypad entry. We have also had to relocate 2 raccoon families (14 critters total) that were living inside our walls. Rodent mitigation is an ongoing effort.

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

PPOS has been working to meet the needs of our facility repairs through donations and grants. We recently received a \$50,000 grant from the Gates Family Foundation to help with building improvements. With these funds, we replaced areas of our roof, lights in the parking lot that were no longer working, installed one magnetic lock on the exterior of the school, and repaired areas that did not meet fire code due to not having adequate fire breaks. We have received a grant for \$80,000 to support the renovations of our ventilation system and our kitchen program. These funds are in reserve until we can complete the work in full. We have pursued other grants related to the improvements have a capital campaign running in full force over the next year to fully fund the renovations. The BEST grant application is one of many initiatives in the capital campaign.

During the purchase of the building we were creative in our funding and were able to offset the cost. We reviewed a million-dollar donation from one donor to support the purchase. We partnered with the Town of Pagosa Springs to apply for a DOLA grant in the amount of \$600,000 toward the purchase price. Leaving \$2.9 million to finance with a USDA loan.

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

**How do you budget annually to address capital outlay needs in your district/charter? Include \$/FTE for the prior fiscal year:**

The building corporation sets 10% (\$15,600) of the charter school rent payments aside for building maintenance and repairs. In addition, rent from the warehouse (\$70,000) is set aside for building maintenance and repairs. This totals to \$85,600 a year in funds set aside by the building corporation each year for building maintenance, repairs, and upgrades. The school also budgets 1.7% of PPR funds per student to total \$16,927.23 this year for maintenance, repairs, and upgrades. This amount is anticipated to increase to 2% of PPR (\$167 per student) in subsequent years. In addition, we will be increasing our enrollment by 15 students next year. This year we have expended \$60,000 for necessary repairs funded through grants and mil levy.

**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?**

Utilities that include natural gas heating, electricity, public water and sewer, as well as phone and internet services with current erate subsidies run approximately \$50,000 annually. Although we do anticipate a slight reduction in heating costs once the vestibule and ventilation upgrades are complete, we do not feel the savings will be sufficient to list at this time.

**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>	\$663,820.02	<b>CDE Minimum Match %:</b>	54.00
<b>Current Applicant Match:</b>	\$779,266.98	<b>Actual Match % Provided:</b>	54
<b>Current Project Request:</b>	\$1,443,087.00	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	0	<b>Contingent on a 2021 Bond?</b>	No
<b>Previous Matches:</b>	0	<b>Source of Match:</b>	
<b>Future Grant Requests:</b>	0		<p>We are working with several areas that will provide the matching funds for our BEST grant. The Best grant match of \$744,000 will be provided in the following ways:</p> <ol style="list-style-type: none"> <li>1) \$72,000 from ESSER II funds (application submitted to the district asking that these funds be used for ventilation which is an approved expense)</li> <li>2) \$40,000 Wend grant (already secured)</li> <li>3) \$70,000 from warehouse rent income to the building corp. (These funds will all be secured 4 months before construction begins. A current tenant is in the space with a lease for this \$70,000)</li> <li>4) \$100,000 from the upcoming federal stimulus package similar to ESSER (Funds will be available by construction start, Ventilation is an approved expense. We have taken into consideration the percentages that are restricted in use.)</li> <li>5) \$90,000 from mil levey that is set aside for safety and security</li> <li>6) \$115,000 in PPOS Building Corp reserves (money allocated in the budget for these improvements)</li> <li>7) \$30,000 in fundraising. \$15,000 of that has been secured. Based on past efforts, each year we raise at least \$10,000 during our annual fundraiser</li> <li>8) \$45,000 currently in school reserves not restricted by TABOR</li> <li>9) \$220,000 Currently we have 1 million in the equity of the building due to a donation at purchase. We will finance \$220,000 using the equity in our building as collateral. If we receive the BEST grant we will secure this funding before June 30th.</li> </ol>

This totals to \$782,000 as we are preparing for additional costs

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

that may come up during the construction process.

At this time financing and utility cost savings is not part of our source of match.

<b>Total of All Phases:</b>	\$1,443,087.00	<b>Escalation %:</b>	5
<b>Affected Sq Ft:</b>	28,624	<b>Construction Contingency %:</b>	5
<b>Affected Pupils:</b>	120	<b>Owner Contingency %:</b>	8.5
<b>Cost Per Sq Ft:</b>	\$50.42	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$5.54	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$44.87	<b>Does this Qualify for HPCP?</b>	Yes
<b>Cost Per Pupil:</b>	\$12,026	<b>Is a Master Plan Complete?</b>	Underway
<b>Gross Sq Ft Per Pupil:</b>	292	<b>Who owns the Facility?</b>	OtherFacilities

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

The PPOS Building Corporation was formed in 2018 for the sole purpose of purchasing the building for the charter school. A 40-year mortgage with USDA rural develop holds first lien position.

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

N/A

**Financial Data (Charter Applicants)**

<b>Authorizer Min Match %:</b>	66	<b>CECFA or financing attempts:</b>	0
<b>&lt; 10% district bond capacity?</b>	N	<b>Enrollment as % of district:</b>	7.51%
<b>Authorizer Bond Attempts:</b>	0	<b>Free Reduced Lunch %</b>	54
<b>Authorizer MLO Attempts:</b>	0	<small>Statewide Avg: 47.28%</small>	
<b>Non-BEST Capital Grants:</b>	6	<b>% of PPR on Facilities:</b>	17
<b>3yr Avg OMFAC/Pupil:</b>	\$1,478.35	<b>FY20-21 CSCC Allocation:</b>	\$28,442.70
<small>Applicants Median: \$2,359</small>		<b>Unreserved Gen Fund % Budget:</b>	11
		<small>Applicants Median: 11%</small>	

**Who will facility revert to if school ceases to exist?**

Under the terms of the USDA Rural Development Loan, the Building Corporation agreed to use the building for community-based not-for-profit enterprise. If the charter school were to no longer exist, the building may still be used by other nonprofit organiz

● **Facilities Impacted by this Grant Application** ●

**VILAS RE-5 - Vilas Schools System/Safety Upgrades - Vilas PK-12 - 1929**

District:	Auditor - Vilas RE-5
School Name:	Vilas Pre-K-12
Address:	202 COLLINGWOOD
City:	VILAS
Gross Area (SF):	34,717
Number of Buildings:	3
Replacement Value:	\$8,487,726
Condition Budget:	\$5,739,084
Total FCI:	0.68
Adequacy Index:	0.32



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,589,860	\$1,683,029	1.06
Equipment and Furnishings	\$283,566	\$305,097	1.08
Exterior Enclosure	\$1,378,785	\$535,307	0.39
Fire Protection	\$1,897	\$388,023	204.59
Furnishings	\$327,877	\$349,317	1.07
HVAC System	\$305,909	\$317,293	1.04
Interior Construction and Conveyance	\$1,714,960	\$1,367,207	0.80
Plumbing System	\$534,541	\$524,801	0.98
Site	\$1,131,516	\$579,496	0.51
Structure	\$1,218,815	\$77,530	0.06
<b>Overall - Total</b>	<b>\$8,487,726</b>	<b>\$6,127,100</b>	<b>0.72</b>

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

**Applicant Name:** VILAS RE-5

**County:** BACA

**Project Title:** Vilas Schools System/Safety 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 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 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 Information About the District / School, and Information About the Affected Facilities:

Vilas School District RE-5 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.

Over the years, there have been numerous capital changes from the 1936 WPA kindergarten room addition and 1949 an unattached gymnasium was built. This allowed a cafeteria to take its place in the main building. In 1964 the upper portion of the school was added to give students a science lab and home economics classrooms. The cafeteria was moved to an unattached building in 1998 which allowed space for an expanded library in the main building. The main part of the building still holds a lot of history in the rock-solid structure. Over the history of the district, enrollment has fluctuated from 38-100 students. It's amazing to see the outward effect that Vilas School District has in our county.

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. We continue to create partnerships with local, regional, and national organizations, these non-profit, foundation, and private sector partnerships help mitigate the effects of our remote geography and small scale. They ensure we can provide our students innovative opportunities. In addition to our unique academic opportunities, we have partnered with two other local school districts to offer students access to a highly competitive, successful cooperative sports program, forming the South Baca Patriots with the Pritchett and Campo school districts.

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:

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

## 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 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.

Air-conditioning is patchwork throughout the building primarily provided by residential window unit air-conditioners in classrooms. Inherently, these decoupled systems have poor air distribution, obvious zoning issues, and space temperature inconsistency in nearly every space building-wide.

Lastly, another concerning issue is located in the detached cafeteria where there is no functioning exhaust or ventilation system. The only ventilation is the kitchen hood (24 years old) which was undersized at the time of construction.

### 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

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

## 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 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

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

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 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 façade. If left untreated, this will lead to further, severe deterioration of the brick façade 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



## BEST FY2021-22 GRANT APPLICATION SUMMARIES

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

##### 1) NEW HVAC SYSTEM

Several options for a replacement HVAC system have been considered to effectively address lack of cooling, poor ventilation, deteriorating equipment, and on-going maintenance costs. Three systems - Ground-source Heat Pumps, Air-Source Variable Refrigerant Flow, and Hot-Water Split DX System - represent the best qualitative fit and then were quantitatively analyzed through a Life-Cycle Cost Analysis (LCCA) exercise. 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. Maintenance ability, local service, and utility issues were all considered as part of the LCCA.

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.

The cafeteria will be served by a new packaged gas/DX rooftop unit that can provide heating and cooling, is easily scheduled, and uses demand control ventilation to ensure the proper amount of ventilation air is always received in the space. New ductwork will be installed for better air distribution throughout the space. In addition, the aging kitchen hood will be replaced with a modern equivalent.

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 MATERIALS

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

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

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 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.

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## 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 & INFRASTRUCTURE SOLUTIONS

### 1) MORTAR JOINTS & WINDOW LINTELS

All elevations for the building 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 façade 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.

### 3) FLATWORK

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

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

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 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. The administration area is also near the elementary students where more interaction occurs with parents and students. Relocating administration to improve safety and monitor access to the building allowed for the relocation of the science and art spaces to the first floor for better access and integration into the learning environment. The building will be organized with elementary primarily on the south side of the building near administration, closer to the existing playgrounds, and cafeteria. Middle and High School stay on the north side of the building utilizing existing classrooms and integrating a hybrid art/science/maker space near those classrooms. The second level of the building will continue to house the home economics space and the existing science room will be renovated to accommodate high school distance learning classes.

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?**

If Vilas Schools is unable to adequately fund the needed improvements to the main building, these major deficiencies will continue their day-to-day negative impact on the health, safety, and overall educational experiences of our students. Some of the major health concerns outlined as deficiencies will continue to increase in having adverse effects on our students, staff and community as a whole. The District is past the point where short-term improvements can have any sort of lasting effect on these system's operation or effectiveness. The continued reactive upkeep and repairs are no longer fiscally achievable for us, nor is it responsible in our role as custodian of taxpayer money to continue to ignore the challenges we currently face.

Many of these systems are interdependent, making it nearly impossible to single out any one need as more important than the others. All of the improvements, in one way or another, impact the health and safety of our students – as well as the education of our students – and all improvements must be addressed immediately and comprehensively.

The District has been strategic in planning for the resolution of the critical deficiencies described in this application with capital reserve dollars. We are at a critical juncture to avoid the expected or imminent failure of many of the building systems and infrastructure issues. In some cases, in fact, system failures have already occurred.

As the facility stands today, the following areas have already reached a point of failure:

- Mechanical Heating and Cooling System
- Mechanical Fresh Air and Ventilation
- Window Systems
- Secure Front Access (Exterior Door, Security Vestibule, etc)
- Fire Protection Systems
- Communication Systems
- ADA Accessibility
- Site Drainage

Systems on a path of expected or imminent failure, if not immediately addressed include:

- Safety & Security Inadequacies

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- Mortar Joints & Window Lintels
- Plumbing & Electrical Infrastructure

Although addressing the entirety of the main building constitutes a significant financial investment by the District, the Vilas community, and the BEST Program, it eliminates the compounding costs inherent in a multi-phased system by system replacement approach. Overall budget and timeliness of projects can be maximized by avoiding such additional factors as the annual inflation of construction costs, 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 best return on investment. This approach also limits the duration of impacts on students and staff.

Most importantly, however, the District's ability to wholly address the main building allows us to continue discussions and pursuit of the phased master plan approved by the planning assistance team. Project scopes that are developed, bid and implemented in conjunction with one another will result in a better project outcome - and a lower first cost. It is the best path for ensuring that the main building is brought up to the standards of a modern education facility, without leaving critical improvements to an unknown timeline. It is what our students need, and what our community deserves.

In summary, if the grant request is not awarded, equipment and infrastructure 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 many years to come. These short-term fix funds will continue to deplete money from the capital budget, and the District will be in an even worse position to provide a match at a later date.

**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?**

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

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

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:**

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?**

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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? Include \$/FTE for the prior fiscal year:**

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 approximately \$7,800 annually which represents over 26% 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. Vilas Schools also anticipates approximately \$8,100 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>	\$6,075,652.80	<b>CDE Minimum Match %:</b>	44.00
<b>Current Applicant Match:</b>	\$319,771.20	<b>Actual Match % Provided:</b>	5
<b>Current Project Request:</b>	\$6,395,424.00	<b>Is a Waiver Letter Required?</b>	Yes
<b>Previous Grant Awards:</b>	0	<b>Contingent on a 2021 Bond?</b>	No

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

<b>Previous Matches:</b>	0	<b>Source of Match:</b>	
<b>Future Grant Requests:</b>	0		The District's match will come from two areas. First being the District's Capital Reserve fund in the amount of \$130,000. 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 lease projected to be \$190,000. The annual utility and maintenance savings will fully cover the lease payment over the duration of the term.
<b>Total of All Phases:</b>	\$6,395,424.00	<b>Escalation %:</b>	1
<b>Affected Sq Ft:</b>	41,300	<b>Construction Contingency %:</b>	5
<b>Affected Pupils:</b>	76	<b>Owner Contingency %:</b>	5
<b>Cost Per Sq Ft:</b>	\$154.85	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$25.03	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$129.82	<b>Does this Qualify for HPCP?</b>	Yes
<b>Cost Per Pupil:</b>	\$84,150	<b>Is a Master Plan Complete?</b>	Underway
<b>Gross Sq Ft Per Pupil:</b>	543	<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 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>	132	<b>Bonded Debt Approved:</b>	
<b>Assessed Valuation:</b>	\$7,833,053	<b>Year(s) Bond Approved:</b>	
Statewide Median: \$108,716,681			
<b>PPAV:</b>	\$59,567	<b>Bonded Debt Failed:</b>	
Statewide Median: \$173,681			
<b>Unreserved Gen Fund 19-20:</b>	\$249,399	<b>Year(s) Bond Failed:</b>	
Statewide Median: \$2,880,535			



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**Median Household Income:** \$62,750  
Statewide Avg: \$59,201

**Free Reduced Lunch %:** 43.80%  
Statewide Avg: 47.28%

**Existing Bond Mill Levy:** 0  
Statewide Avg: 6.7

**3yr Avg OMFAC/Pupil:** \$2,660.67  
Applicants Median: \$2,359

**Outstanding Bonded Debt:** \$0

**Total Bond Capacity:** \$1,566,611  
Statewide Median: \$21,743,336

**Bond Capacity Remaining:** \$1,566,611  
Statewide Median: \$13,529,004



## 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 due to statutory limits. The match requirement of 1,566,474 represents approximately 70% of our total FY20/21 budget. An alternative to cash would be to ask the voters to approve a bond for this amount. If we were to ask for our limit we would reduce our future opportunities to continue our district master plan and any other improvement needs. 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 1,566,474 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: \$59,566.94

Weighted Rank: .31% of 5% 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

Weighted Rank: 9.69% of 15% 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: 43.8%

Weighted Rank: 11.46% of 20% 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: 0

Weighted Rank: 0% of 20% 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: \$1.566,611.00

Weighted Rank: 2.02% of 20% max

G. The school district's unreserved fund balance as it relates to their overall budget.

District’s Unreserved General Fund: \$249,399.00

Weighted Rank: .22% of 20% 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 a 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:

2021 Statutory Limit: 24.494%



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*) \$ 2,813,917
- B. School District's certified FY2020/21 Assessed Value \$ 7,832,372
- C. District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. (*Line B x 20%*): \$1,566,474
- D. **Proposed match/new bonded indebtedness if the grant is awarded (Statutory Limit):** \$ 1,566,474
- E. Current outstanding bonded indebtedness: \$ 0
- F. Total bonded indebtedness if grant is awarded with a successful 2021 election (Line D+E). *This should be equal to Line C:* \$ 1,566,474

School District:  
Project:  
Date:

Signed by Superintendent:

Printed Name: Corey Doss 

Signed by School Board Officer: 

Printed Name: John Wittler

Title: School board President

● **Facilities Impacted by this Grant Application** ●

**CLEAR CREEK RE-1 - King Murphy ES Site Safety - King Murphy ES - 1982**

District:	Auditor - Clear Creek RE-1
School Name:	King Murphy ES
Address:	425 CIRCLE K ROAD
City:	EVERGREEN
Gross Area (SF):	40,940
Number of Buildings:	1
Replacement Value:	\$11,200,803
Condition Budget:	\$6,271,301
Total FCI:	0.56
Adequacy Index:	0.21



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,617,093	\$1,546,685	0.96
Equipment and Furnishings	\$247,713	\$272,571	1.10
Exterior Enclosure	\$878,771	\$151,107	0.17
Fire Protection	\$12,853	\$464,067	36.11
HVAC System	\$2,609,428	\$1,983,501	0.76
Interior Construction and Conveyance	\$2,362,047	\$1,255,968	0.53
Plumbing System	\$669,619	\$348,299	0.52
Site	\$1,083,849	\$667,550	0.62
Structure	\$1,719,430	\$30,000	0.02
<b>Overall - Total</b>	<b>\$11,200,803</b>	<b>\$6,719,748</b>	<b>0.60</b>

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

**Applicant Name:** CLEAR CREEK RE-1

**County:** CLEAR CREEK

**Project Title:** King Murphy ES Site Safety

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

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

**If Yes, please explain why:** The number of applicants exceeded the funds that were available. Our application also did not score high enough. Feedback included that the project is viable, and a larger focus in the application regarding the due diligence conducted. It was recommended for us to reapply again the following year.

## 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:               |   | <input type="checkbox"/> Other:             |   |

## General Information About the District / School, and Information About the Affected Facilities:

Clear Creek School District RE-1 (CCSD) is a visionary district focused on hiring and developing the best educators and empowering learners. The District's goal is to bring students together for in person learning as much as possible. The District balances this goal with the priority placed on the health and safety of our 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 52 compared to a Statewide average age of 40.

Management's Discussion and Analysis of CCSD's June 30, 2020 Financial Statement discusses Economic Factors driving difficult budget decisions for the current fiscal year 2020-2021:

"The primary factors driving the budget for the District continue to be student enrollment and the State's economy, which continues to underfund K – 12 education. Additionally, the winding down over the next several years of the Henderson Mine, the primary taxpayer in the County, continues to have a significant impact on the District's funding."

"Because the County's total assessed valuation continues to decrease as a result of the gradual closure of the County's largest taxpayer, the Henderson Mine, the District's State Formula Funding for 2019-2020 was partially made up of State Equalization, making the District's Formula Funding subject to the so-called Negative Factor, which reduces or even zeroes out the State Equalization portion."

"Further, CDE rescissions of \$2,696 and \$2,467 were deducted from State Equalization in 2019-2020 and 2020-2021."

"The District is mitigating the impact of this loss of funding by budget cuts and use of Fiscal Emergency Reserve funds until the situation improves."

National Center for Education Statistics (NCES) and the National Education Association (NEA) report of the Average Teacher Salary Ranking by State 2018-19 lists Colorado at \$53,301 and the lowest, Mississippi at \$45,574. CCSD average compensation is in the in the area of \$37,000 resulting in a turnover rate of 40-50%.

King Murphy was built in 1982 on a site provided in part due to a donation by the Ellece King-Murphy family. Over time, the addition of 4 classrooms and library/media room upgrades were made. The current outdoor learning area was provided in 2001 by volunteers, fundraising, and a Great Outdoor Colorado (GOCO) grant. Within the last 10 years, General Funds were



## BEST FY2021-22 GRANT APPLICATION SUMMARIES

utilized for boiler replacement and major maintenance on the retention pond and water system.

The CDE Facility Insight Dashboard shows King Murphy ES has an above average School Building Facility Condition Index (FCI) of 0.55 when compared to the Statewide average of 0.41. The Site FCI is listed at 0.62 compared to the Statewide average of 0.48. This FCI includes requirements for emergency exiting and evacuation to and from the building as well as the outdoor learning environment's safety.

King Murphy ES provides a unique opportunity for empowering learners. It is an International Baccalaureate (IB) school, setting it apart from other mountain schools. It follows the CDE academic standards building curriculum through the IB Program, including a philosophy of teaching, and learning with an emphasis on being student-centered. Many of our activities range from using the outdoor learning environment (play areas, the nature trail, the outdoor classroom) as well as the media center, an innovation room, and dedicated classrooms for specials programming. We embrace "Design Thinking" mindset as a way to solve complex problems in a dynamic reality taught to kindergarten through 6th. Outdoor spaces are critical to our curriculum and a Site FCI of 0.62 must be addressed for the health and safety of our community.

### Deficiencies Associated with this Project:

King Murphy sits on a steep slope in the Rocky Mountains, approximately 45 degrees. The site is graded into 7 tiers supported by multiple retaining systems providing emergency exiting and evacuation to and from the building as well as a flat outdoor learning environment. Current site drainage has led to structural deterioration and emergency egress problems potentially jeopardizing the health, safety, and security of students, staff, and the general public. A February 4, 2020 Colorado Department of Education (CDE) School Report for King Murphy forecasts \$494,794 due within 5 years of inspection.

Entering and exiting the building has become unsafe as water collects near the emergency entrance and exit doorways. The walkway is no longer pitched away from the building. Settling has created a negative pitch resulting in water flow and ice buildup against the facility including doors, sidewalks, and stairs. The primary emergency evacuation pathway to and from the building is through this entrance and becomes prone not only to slips and falls but during certain weather conditions the door may be impeded from opening. The exterior stairway adjacent to the doorway is also prone to reverse drainage problems resulting in deterioration of the concrete stairway, the metal handrail system, and slips, trips and falls related to water and ice. The CDE School Report includes two deficiencies associated tied to these issues. "Pedestrian Pavement - Concrete Renewal" and "Exterior Stairs - Concrete Renewal" and both have a requirement description indicating "the system is beyond its useful life and should be budgeted for repair/replacement." within 5 years.

Poor drainage and erosion control are the underlying issues to the above noted deficiencies. The CDE School Report includes a deficiency "Storm Sewer - Culvert - PVC Renewal" "The site storm water system includes PVC (polyvinyl chloride) culverts used to divert the flow of storm water. 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." within 5 years. JVA's assessment also identifies "General Site Grading and Drainage" issues.

Concrete masonry units supporting the emergency evacuation pathway are settling and displacing. The CDE School Report includes a deficiency with a requirement description "The retaining wall on the north end of the school has observable severe settling. Suggest a professional investigation and repair/replacement." Clear Creek School District obtained a "Civil Engineering Initial Site Conditions Assessment" from JVA Consulting Engineers (JVA). The conclusion of the assessment includes statements "The current conditions present safety concerns, especially considering the frequent use of the play area by young children. Additional heaving and settlement at the upper play area and retaining wall are likely to progress without remediation, which we recommend pursuing as soon as possible.

Guardrails protecting the tallest tier are canted in multiple directions. The previously referenced CDE School Report includes a deficiency with a requirement description indicating "the system is beyond its useful life and should be budgeted for repair/replacement." within 5 years. The JVA assessment also recommends "A new guardrail is also recommended at the top of each tier that is beyond 30" in height." The upper tier is designed for soccer and other running games and the guardrail poses a risk of tripping against and through the loose rails to a 12' fall.

The fire and emergency access route behind the school building is designed to "Turn Around" on the upper most tier

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

supported by the identified CMU retaining system. This upper tier also provides a primary evacuation route both out of the school or off the site into the building. Poor drainage and erosion control result in snow and ice accumulation along with ground settling and turf damage creating additional slip, trip, and fall hazards.

The CDE School Report includes a deficiencies for “Playground Protective Surfacing” and “Fencing - Chain Link Renewal” both with requirement descriptions: “the system is beyond its useful life and should be budgeted for repair/replacement.” within 5 years. Fencing throughout the site is either unanchored, or missing, per code.

Exposed splintered, bolts, and rotted edges exist at the railroad tie timbers making up the shorter retaining walls. Play near these areas is restricted or requires vigilant supervision.

The lack of accessible paths to or from anywhere on this site and playground make it near impossible for children and/or staff with handicaps to partake in activities similar to their peers. The JVA assessment identifies areas in the playground observed to have slopes beyond the current ADA requirements.

Inadequate sightlines between children and staff are safety concerns caused by the varying terrain and multiple tiers. The current grading creates pockets of space hidden during staff’s visual scans of the playground.

### **Diligence Undertaken to Determine the Deficiencies Stated Above:**

CCSD’s due diligence began prior to the voter’s approving the November 2018 Bond. School buildings and sites were assessed, work was prioritized, and the community was involved in decision making. Project scopes and budgets were developed with information available at that time.

CDE conducted a school site assessment recommending a professional investigation of the CMU wall. CCSD’s Owner’s Representative C. Designs LLC requested JVA Consulting Engineers (JVA) complete a Civil Engineering Site Conditions Assessment. A 2013 Geotechnical report by HP Geotech was used in conjunction with JVA’s assessment. Archived documents related to the 2001 GOCO site project were not sufficient enough for JVA to determine if repair would address “heaving and settlement likely to progress without remediation, which we recommend pursuing as soon as possible.” JVA’s January 2020 Assessment concluded “It is recommended that the upper northern modular block retaining wall system is removed and replaced with a new tiered segmental/modular block retaining wall system.” The assessment included an Opinion of Probable Costs recognizing repair was not a viable option.

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

It was determined the solution needed to be comprehensive. A solution addressing one or a few of the project requirements or areas requiring attention, would leave readily accessible adjacent areas unaddressed and prone to hazards including slips, trips, falls, cuts, bruises, and/or broken bones.

The project team’s solution addresses emergency exit and entrance doorway safety by reestablishing a positive grade and providing drainage away from the doorway sidewalks and stairs and addressing damage related to site settlement. The drainage issues creating hazards along the primary emergency evacuation pathway to and from the building issues will be corrected by adding area drains as required. The evacuation path will further be made safe by installing new erosion control over subsurface drainage rock with underdrains to convey drainage away from the field and eliminate the settlement, heaving, and infill mitigation caused by poor drainage. Repairs or replacement of stairs and handrails and drainage system will be completed as required and begin to address corresponding requirements identified in the CDE School Report.

The concrete masonry unit wall system will be removed and replaced with a new tiered segmental block retaining wall system with drainage gravel backfill, perforated underdrain pipe and drain board. New guard rails will be installed on the upper tier and other areas requiring guardrails and handrails will be installed where required by code.

Evergreen Fire/Rescue’s criteria for the fire and emergency access route behind the school and subsequent turn around on the upper tier has been included the design will withstand fire and emergency equipment traffic without compromising the underdrain system.

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

Replacement of playground protective surfacing and fencing be completed as required and address corresponding requirements identified in the CDE School Report and elsewhere as required by code.

Appropriate material will replace splintered, rotted, decaying retaining materials Accessible paths for evacuation, will begin to address ADA accessibility on the site. Removal and reinstallation of equipment or replacement as required will be necessary to complete the project.

### **Due Diligence Undertaken in Defining the Stated Solution:**

C. Designs LLC led the design team including Design Concepts (Landscape Architect), JVA (Civil Engineer), Kumar Associates Inc, (Geotechnical Engineer), and CCS Consultants Inc. (Land Surveyor). The team worked with students, parents, and staff (educational, custodial, and maintenance) to understand their concerns regarding the grounds, emergency evacuation, site safety and educational requirements. A Geotechnical report, Site Survey including topographic and utility location, and a Drainage Study were completed. Schematic Design, Design Development, and Construction Drawings were developed along with estimates of probable costs.

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

The deficiencies related to emergency egress and site safety were planned to be addressed in the approved 2018 Bond. Arbitrage is an important consideration for bond funded projects and adds a level of urgency to the project not previously mentioned in this application.

CDE's School Report identifying a site requirement was conducted after the project's voter approved funding. CCSD recognized the urgency of the requirement and obtained a professional civil engineer's assessment that concludes "The current conditions present safety concerns, especially considering the frequent use of the play area by young children. Additional heaving and settlement at the upper play area and retaining wall are likely to progress without remediation, which we recommend pursuing as soon as possible."

This project needs to proceed May 2021 regardless of a BEST Grant Award. CCSD will pursue a base bid of replacing the wall as the base bid price is within the project's current budget. Construction activities involved in replacing the wall will damage upper tier and subsequent second tier of the site. Alternate one (1) will bring the upper tier back to a like new condition, addressing emergency egress issues associated with the upper tier. Costs associated with alternate one (1) are beyond the original project budget. CCSD will implement additional funding strategies to supplement this portion of the project.

Alternate two requires additional funding support in order to address middle tier requirements related to site safety. Without BEST Grant funding the unplanned urgent requirement will be addressed however all other CDE identified requirements will remain unaddressed, with little or no effect on the Site's FCI of 0.62, or the original intent of the project to improve overall site safety.

**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?**

Justin Watanabe, Director of Maintenance & Facilities, and Aaron Pate, King Murphy Custodian will be responsible for daily site observation and operation. CCSD will continue to maintain the outdoor learning area and evacuation path meeting all regular maintenance requirements of equipment, ground surface, drainage, accessibility, and any other components identified in the project specifications. Visual inspection of stormwater run-off will be part of the site maintenance plan. Problematic ice and snow accumulation will be addressed. Mediation of issues will not be ignored and documented immediately for bi-annual reviews of facility maintenance records and a district-wide facility master plan which will be focused on warm, safe, and dry standards. CCSD understands proper site due diligence completed now will extend the serviceable life of the investment.

The estimate for the annual cost to assess, repair, and maintain the outdoor learning space is \$4500. The cost includes \$2,000 for Preventative Maintenance and Custodial Support, as well as Maintenance & Repair costs of \$2500. This annual cost will be funded from the General Fund's Maintenance & Facilities budget.

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

CCSD will also develop a Capital Reserve Plan, utilizing CDE Reporting tools for all CCSD Facilities including King Murphy ES. This will assist CCSD in long term planning and assure 1.5% of the project total is allocated to a renewal budget for the next 20 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 school was constructed new to be a school and has always been King Murphy Elementary. King Murphy Elementary was constructed in 1982 and has had no changes, and has remained an elementary 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:**

Replacement of the emergency generator, well-pump, and booster pump.

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

C. Designs LLC assisted CCSD to apply for a 2020-2021 BEST Grant. The 2020-2021 cycle had a large number of applicants and unfortunately King Murphy's application fell short of approval against stiff competition. Feedback to CCSD is the project is viable and perhaps a larger focus on due diligence might help should CCSD re-apply in 2021-2022.

CCSD has developed the project since the 2020-2021 application. CCSD has also reviewed the Bond Program and Capital Program for additional savings and lower priority items that could be deferred allowing for additional funds. Bid documents have been developed, using CCSD funds to provide for maximum budget and solution flexibility.

Other funding sources have also been sought. The current pandemic has presented a number of challenges. CCSD has been successful in obtaining funds related to Covid and K-12 Operations, while other avenues for school building or site funding have yet to bear fruit. Businesses and communities typically supportive of CCSD have been unable to fully participate due to economic concerns. CCSD resources have been consumed with the challenges of everchanging on-line learning, in person learning and hybrid models. CCSD requested a third party, ScryCAST LLC, to review bids, alternates, the 2018 Bond Program, and CCSD's Capital Program, additional grants, and donations. ScryCAST produced additional funding analysis and scenarios for CCSD to consider.

As a result of additional efforts, CCSD has overcome funding challenges with the due diligence required to design a solution. CCSD reduced this year's grant request by over half of last year's request of \$419,743 down to \$190,396.

**How do you budget annually to address capital outlay needs in your district/charter? Include \$/FTE for the prior fiscal year:**

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.

Management's Discussion and Analysis of CCSD's June 30, 2020 Financial Statement discusses Economic Factors driving difficult budget decisions. The 3 year average revenue for the Capital Reserve Plan was \$356,346 and 3 year average expenses of \$592,548. CCSD's average Actual Pupil Count over the same time period is 695, resulting in an average of \$852.59 expensed per pupil. The Capital Reserve Plan's Fiscal Year 2019-2020 Ending Fund Balance was \$83,457.

**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>	\$190,396.76	<b>CDE Minimum Match %:</b>	77.00
<b>Current Applicant Match:</b>	\$637,415.24	<b>Actual Match % Provided:</b>	77

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

<b>Current Project Request:</b>	\$827,812.00	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	0	<b>Contingent on a 2021 Bond?</b>	No
<b>Previous Matches:</b>	0	<b>Source of Match:</b>	Bond, Capital Unreserved Fund, Grants and Donations
<b>Future Grant Requests:</b>	0		
<b>Total of All Phases:</b>	\$827,812.00	<b>Escalation %:</b>	0
<b>Affected Sq Ft:</b>	33,085	<b>Construction Contingency %:</b>	0
<b>Affected Pupils:</b>	108	<b>Owner Contingency %:</b>	6.64
<b>Cost Per Sq Ft:</b>	\$25.02	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$5.56	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$19.46	<b>Does this Qualify for HPCP?</b>	No
<b>Cost Per Pupil:</b>	\$7,665	<b>Is a Master Plan Complete?</b>	No
<b>Gross Sq Ft Per Pupil:</b>	379	<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>	636	<b>Bonded Debt Approved:</b>	\$5,000,000
<b>Assessed Valuation:</b>	\$349,815,720	<b>Year(s) Bond Approved:</b>	18
Statewide Median: \$108,716,681			
<b>PPAV:</b>	\$550,454	<b>Bonded Debt Failed:</b>	
Statewide Median: \$173,681			
<b>Unreserved Gen Fund 19-20:</b>	\$6,302,173	<b>Year(s) Bond Failed:</b>	
Statewide Median: \$2,880,535			
<b>Median Household Income:</b>	\$67,060	<b>Outstanding Bonded Debt:</b>	\$3,930,000
Statewide Avg: \$59,201			
<b>Free Reduced Lunch %:</b>	19.30%	<b>Total Bond Capacity:</b>	\$69,963,144
Statewide Avg: 47.28%		Statewide Median: \$21,743,336	
<b>Existing Bond Mill Levy:</b>	3.125	<b>Bond Capacity Remaining:</b>	\$66,033,144
Statewide Avg: 6.7		Statewide Median: \$13,529,004	
<b>3yr Avg OMFAC/Pupil:</b>	\$2,597.52		
Applicants Median: \$2,359			



**Evergreen Fire/Rescue**  
 1802 Bergen Parkway • Evergreen, Colorado 80439  
 Phone: 303-674-3145 • Fax: 303-674-8701

Attention: Carla L. Pokrywka Cole  
 Clear Creek School District RE-1  
 PO Box 3399  
 Idaho Springs, Colorado 80452

Dear Carla,

This letter is in regard to the proposed regrading, drainage, and wall remediation of the multi-tiered retaining walls at King Murphy Elementary School located within the Evergreen Fire Protection District.

There is a fire access lane that runs along the West side of the school to the turf area on the Northwest side of the school. This area is used as an emergency apparatus turn around directly above the multi-tiered retaining wall. To ensure safety during response operations all surfaces along the fire access lane and the turf turn around must comply with D102.1 of the 2015 International Fire Code requiring support of a minimum of 75,000 pounds.

Please contact me if you have any questions in regard to this information.

Respectfully,

*Rachel Rush*

Rachel Rush  
 Fire Inspector  
 Evergreen Fire/Rescue

Cc: Colorado Department of Education

[www.evergreenfirerescue.com](http://www.evergreenfirerescue.com)



**King-Murphy Elementary School**  
 425 Circle K Ranch Rd. Evergreen, CO 80439  
 Tele: (303) 670-0005 • Fax (303) 674-6735  
[king-murphy.ccsd.net](http://king-murphy.ccsd.net)



To Whom It May Concern:

As principal of a small school we do not have the traditional safety team lead, so I'd like to share some concerns in support of our BEST Grant application. As noted in our application we have several legitimate concerns we are hoping to mitigate with the additional funding of the BEST grant, specifically in regards to our site safety at our playground. We have general supervisory concerns as well as the physical dangers.

In regards to general supervision, with our playground being designed as a multi-tier system, it does not allow for clean lines of sight for supervision and requires more adult monitors than would be necessary for the amount of children present. Particularly you cannot see from one "end" of the playground to the other, even if you are positioned on a top tier. We require two strategically placed monitors at every recess, and even then it is difficult to effectively monitor the areas where students can play.

In regards to physical safety concerns, the tiers are created using a variety of concrete steps, retaining walls built with decorative concrete blocks, and various filler materials from rubber to wood chips. The poor (and often excessive drainage) has caused exposed roots to be a big issue in combination with hard-packed or rocky ground. This has caused a large concern and many related student injuries.

Thank you for your consideration of our BEST grant proposal and this additional evidence of need in regards to our playground space.

Best regards,

*Tony Pascoe*

Tony Pascoe  
 Principal, King-Murphy Elementary

● **Facilities Impacted by this Grant Application** ●

**LEWIS-PALMER 38 - Lewis Palmer MS Boiler Replacement - Lewis-Palmer MS - 1994**

District:	Auditor - Lewis-Palmer 38
School Name:	Lewis-Palmer MS
Address:	1776 Woodmoor Drive
City:	Monument
Gross Area (SF):	114,571
Number of Buildings:	1
Replacement Value:	\$35,767,358
Condition Budget:	\$18,986,336
Total FCI:	0.53
Adequacy Index:	0.05



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$4,996,471	\$3,180,673	0.64
Equipment and Furnishings	\$600,146	\$750,182	1.25
Exterior Enclosure	\$7,262,616	\$972,262	0.13
Fire Protection	\$1,159,233	\$0	0.00
Furnishings	\$859,736	\$0	0.00
HVAC System	\$7,179,799	\$8,941,303	1.25
Interior Construction and Conveyance	\$4,766,549	\$2,780,314	0.58
Plumbing System	\$1,677,174	\$1,260,735	0.75
Site	\$1,925,098	\$1,100,868	0.57
Structure	\$5,340,535	\$0	0.00
<b>Overall - Total</b>	<b>\$35,767,358</b>	<b>\$18,986,337</b>	<b>0.53</b>

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

**Applicant Name:** LEWIS-PALMER 38

**County:** EL PASO

**Project Title:** Lewis Palmer MS Boiler Replacement

**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 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 Information About the District / School, and Information About the Affected Facilities:

Lewis Palmer School District 38 (LPSD38) is requesting a BEST Capital Assistance grant to replace a boiler system located at Lewis Palmer Middle School. LPSD38 is located along the Palmer Divide in Monument and Palmer Lake, Colorado. Our district serves approximately 6500 students. Lewis Palmer Middle School (LPMS) is the only middle school in the district. It serves 786 students.

LPMS hosts several special needs programs. In addition to the autism program and severe needs program, LPMS also hosts the English Language Learner program. We are the only middle school in the district therefore, our Special Needs programs are cross-categorical. Additional programs include Gateway to Technology, Gifted Education, Band, Drama, Lewis Palmer Television, Dance, Art and Spanish along with Math, Science, Language Arts, World Studies, US History and Library/ Media Technology.

The LPSD38 Facilities and Maintenance Department uses FMX software to track and rank all preventative and scheduled maintenance. Funding for costs associated with maintenance and facilities are tracked and allocated by the School Dude software program. School Dude is overseen by our Finance Department and large projects are approved by the Board of Education.

Past capital improvement projects at LPMS include total roof replacement, improved drainage around perimeter, the addition of modular classrooms to accommodate for growth. Additional classroom space added by separating classrooms and constructing interior walls. New interior and exterior doors have been installed. The gymnasium floor has been refinished. Water filtration systems have been installed. Dampers for air handlers have been improved. Air handler 1 now has a VFD Variable Frequency Drive. The entire facility is impacted by the boiler system.

## Deficiencies Associated with this Project:

A boiler replacement will alleviate this deficiency by, providing LPMS with a safe, reliable boiler and by increasing energy efficiency, reducing costs, eliminating potential damage and injury which may be a result of total failure.

The boiler at LPMS is approximately twenty eight years old. It is original to the construction of the facility. It is at the end of its useful life. The boiler does not have the capability to turn down thus, it runs at full capacity, regardless of need. It is wasteful, inefficient and emits a significant amount of exhaust. The comfort level of the facility and is impacted by the inability to power down and adjust output. Ignition failure is a problem and is increasing in frequency. The expansion tanks leak. The exhaust hood is rusted out. The pressure relief valves leaks. Gas and combustion valves are failing.

The valves on the heat piping do not operate properly. The blower motor has had to be replaced and the current pump is not pumping adequately. The piping is severely outdated as there is no secondary loop. This design is obsolete. Increased failure to fire requires manual and automated checks two times per day year-round to ensure operation.

Parts are very difficult to replace. The boiler is serviced frequently and redundantly with temporary fixes which is costly and requires significant man hours. The boiler system is very large and as it has aged, the exhaust levels have increased. More ventilation is needed than the boiler room provides. Windows and a venting structure are often left open to allow for sufficient air flow. This is wasteful and poses a potential security problem. When the weather is severe, snow blows into the boiler room through the modified venting that must remain open to allow for circulation. Currently, a temporary wooden



## BEST FY2021-22 GRANT APPLICATION SUMMARIES

barrier over the vented area keeps snow and moisture contained in the boiler room. The amount of heat and exhaust emitted from the boiler requires this type of makeshift ventilation.

Our geographic location on top of Monument Hill results in very frequent storms with high winds.

We have major snow accumulation and below freezing temperatures. Occasionally, due to storms, the building is inaccessible which is problematic as we need to ensure that the boiler fires. The risk of loss and facility and damage is of great concern.

Lewis Palmer Middle School is the only middle school in LPSD38. Should damage occur to this facility, students and faculty could not be accommodated elsewhere in the district. LPSD38 Facilities Department, ME Engineering, Schneider Electric and Tolin Mechanical all concur the system should be replaced and is a high priority project as it is paramount to the safety of the facility. Photos have been uploaded to Syncplicity.

### **Diligence Undertaken to Determine the Deficiencies Stated Above:**

The Lewis Palmer Maintenance and Facilities Department, LPSD38 Administration and the Board Education have all ranked this boiler replacement project as high priority project due to repetitive repairs, continued mechanical issues and concern for facility damage. The boiler system has been maintained and evaluated regularly with documentation of repairs and necessary modifications to keep the boiler operational and prevent failure. The plumbing contractors who answer service calls and complete repairs recommend the system be replaced as they have exhausted temporary fixes. LPSD38 received a boiler evaluation from ME Engineering and have acquired a detailed recommendation. They too, recommend replacement.

Additionally, LPSD38 has been working with Schnieder Electric as an energy contractor. They concur with the need for the system replacement following their evaluation.

Along with the two evaluations, three cost estimates have been provided. Supporting documentation has been uploaded into Syncplicity.

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

LPSD38 has determined the most prudent solution both economically and in relation to health and safety is to remove the aged, failing boiler system and replace it with a new high efficiency system smaller in size and more efficient in terms of energy, cost and performance. The new system will decrease the footprint of the facility, provide consistent heat, reduce the current exhaust in and around the boiler room and eliminate the probability of total boiler failure which may result in facility loss and/or severe injury. Costs will decrease as will man hours spent on redundant temporary repairs. The proposed system includes 2 new PK ST 4000 Boilers, 2 B & G 1510 3BD Pumps with VFD, 800L Expansion tank and 1 600 FA air separator.

Design will include upgraded electrical system. New piping systems will be installed as per engineered drawings. New pads will be poured as needed. Boiler flue and insulation will be upgraded. Controls will be replaced. Electrical system will be upgraded to accommodate new system and current codes. Project will include all demolition and disposal of old system. Bids for the installation of the boiler system meeting the engineered specifications and

recommendations will be received through a competitive bidding process as per BEST guidelines.

Engineered drawings of the proposed new system have been uploaded to Syncplicity.

### **Due Diligence Undertaken in Defining the Stated Solution:**

A site analysis was completed prior to determining the need for a new boiler system. Two boiler evaluations were conducted. Both evaluations confirm the immediate need for boiler replacement. LPSD38 has consulted with an engineering firm and has obtained stamped drawings with specifications for a new high efficiency boiler system. The new system will meet all engineering design requirements. Design and installation will meet all required electrical codes, fire codes and utility codes.

We obtained letters of support as well as three proposals to determine the appropriate solution. We will ensure recommended specifications and upgrades align with proposals and will meet requirements of the Pikes Peak Regional Building Department. Current codes will be met.

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

This project is a high priority project for LPSD38. Should this project not be awarded, it is possible that the boiler system will catastrophically fail, and the facility be severely damaged and risk injury of occupants.

Our severe weather patterns on Monument Hill compound the problem with frigid temperatures and the facility being inaccessible, at times. This is a growing concern as failure to fire is increasing. High levels of exhaust and inadequate ventilation will continue. The cost to keep the boiler firing is increasing and money will continue to be spent on repetitive and temporary fixes. The comfort, health and safety of occupants will continue to be compromised impacted further, the security

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

of the building will remain less than ideal as windows and a makeshift ventilation system are used to release the excessive heat and exhaust from within the boiler room. Without an award, LPSD38 will be forced to postpone boiler replacement or redirect funds from other high priority maintenance and security projects to accommodate for this one.

We have no other facility large enough to accommodate the staff and students, even temporarily. LPSD38 has attempted and failed to pass multiple MLO ballot questions to acquire funding for its facilities. We are back logged and as a result, funding for our facilities is a challenge. Postponing this project will have a domino effect.

**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?**

LPSD38 will maintain the new boiler system by scheduling and tracking all recommended and required maintenance as well as allocating funds to maintain the system. Upon installation, system details, warranties and all scheduled work orders will be entered into the FMX software system used by LPSD38. The FMX system is used for all facilities in LPSD38. It is a comprehensive calendar system used for work orders, scheduled maintenance, preventative maintenance as well as warranties. FMX is monitored daily by the Facilities and Maintenance Department. The Director of Facilities and Maintenance, will back up the software calendar with all scheduled and preventative maintenance.

The Finance department and Facilities and Maintenance department will partner to track and guarantee monies needed for the boiler system to the end of system life and beyond. All boiler costs will allocated by School Dude software. The LPSD38 Board of Education has signed off and authorized this project and all funds needed to maintain this system.

SIGNATURE PAGE HAS BEEN UPLOADED TO SYNCPLICITY.

**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:**

Lewis Palmer Middle School was constructed in 1994 as a new facility. It has been used as a middle school since 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:**

The LPSD38 Facilities and Maintenance Department completes annual maintenance on each facility. Upgrades and improvements are made as needed and on a rotation basis. The only major capital improvement at LPMS in the last eight years is a total roof replacement.

In the past three years, two modulars have been added to accommodate for growth and needed extra classroom space.

Interior walls have been constructed to create additional classrooms. The teacher's lounge has been converted into additional classroom space. Interior and exterior door locks have been changed out to improve security. Interior and exterior doors have been repaired. The gymnasium floor has been refinished to preserve its life span. Four filtration water stations have been installed for student and staff use. The dampers for the air handler system have been repaired. The number one air handler was improved with a VFD (Variable Frequency Drive).

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

This project has been placed on the District's capital needs list. However, recent drops in enrollment have added to the backlog due to lack of funds. As the District's capital needs continue to grow and as its facilities age, projects continue to be pushed back due to the high cost and the lack of funding. We are currently investigating other options for facility needs, such as a partnership with a Capital Recovery and Reinvestment Program, however this process is a 18-36 month process and we do not believe that the boiler can last that long.

**How do you budget annually to address capital outlay needs in your district/charter? Include \$/FTE for the prior fiscal year:**

LPSD38 budgets approximately \$1.2 million to capital reserve accounts from general fund dollars every year.

This not only funds major projects, but ongoing lease-to-purchase agreements for renewal of the aging bus fleet.

All projects are prioritized; however, increasing budgetary pressures are created by aging facilities and assets.

LPMS is almost thirty years old and as such, the component parts of the facility such as the boiler are needing increased maintenance and care to extend the lifespan. These needs are exacerbated by the impact of COVID-19 and decreased student enrollment, resulting in decreased revenue. In addition to the \$1.2M, the District has a Building Fund that holds monies

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

received from sales of properties and other one-time revenues. These funds have been reserved for specific projects, as directed by the Board of Education, none of which at this time are for deferred 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?**

Natural gas expenses for LPMS last year were, \$39,082.

A high efficiency in boiler system should yield an ongoing savings of, at a minimum, \$3,900 per year for the facility.

In difficult budgeting years, this savings is essential to schools such as ours. This savings of funds could be reinvested into other facility needs throughout the district, as we have an extensive list of facility deferred maintenance items.

**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>	\$141,474.00	<b>CDE Minimum Match %:</b>	70.00
<b>Current Applicant Match:</b>	\$330,106.00	<b>Actual Match % Provided:</b>	70
<b>Current Project Request:</b>	\$471,580.00	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	0	<b>Contingent on a 2021 Bond?</b>	No
<b>Previous Matches:</b>	0	<b>Source of Match:</b>	
<b>Future Grant Requests:</b>	0	The match for this project will come from the Capital Reserve or Building Reserve funds, which will be funded by the General Fund. This allocation has been approved by the Board of Education, the Chief Financial Officer and the Superintendent.	
<b>Total of All Phases:</b>	\$471,580.00	<b>Escalation %:</b>	5
<b>Affected Sq Ft:</b>	117,265	<b>Construction Contingency %:</b>	8
<b>Affected Pupils:</b>	807	<b>Owner Contingency %:</b>	0
<b>Cost Per Sq Ft:</b>	\$4.02	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$0.15	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$3.87	<b>Does this Qualify for HPCP?</b>	No
<b>Cost Per Pupil:</b>	\$584	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	145	<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>	6,206	<b>Bonded Debt Approved:</b>	
<b>Assessed Valuation:</b>	\$596,529,100	<b>Year(s) Bond Approved:</b>	
Statewide Median:	\$108,716,681		
<b>PPAV:</b>	\$96,033	<b>Bonded Debt Failed:</b>	\$65,485,000
Statewide Median:	\$173,681		
<b>Unreserved Gen Fund 19-20:</b>	\$10,031,040	<b>Year(s) Bond Failed:</b>	18,19
Statewide Median:	\$2,880,535		

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

**Median Household Income:** \$123,179  
Statewide Avg: \$59,201

**Free Reduced Lunch %:** 10.00%  
Statewide Avg: 47.28%

**Existing Bond Mill Levy:** 11.345  
Statewide Avg: 6.7

**3yr Avg OMFAC/Pupil:** \$2,463.96  
Applicants Median: \$2,359

**Outstanding Bonded Debt:** \$54,900,000

**Total Bond Capacity:** \$119,305,820  
Statewide Median: \$21,743,336

**Bond Capacity Remaining:** \$64,405,820  
Statewide Median: \$13,529,004

January 27, 2021

Lewis Palmer School District 38  
[146 N. Jefferson Street Monument, CO 80132](#)

Attn: Mr. Bob Foster  
RE: **Lewis Palmer MS Boilers**

Dear Bob,

The boiler system at Lewis Palmer MS is aged and well past its useful life. The pumps are exhibiting signs of leaking as are the boilers. Maintenance repairs have been made to multiple components in the system and are holding temporarily.

It is our opinion that the boilers, pumps, and controls need to be replaced. We recommend replacing the boilers with condensing boilers. The extra cost of a fully condensing boiler is recommended as there are future plans to upgrade the building air handling systems. A boiler plant replacement will save the district maintenance and energy costs over the existing system.

Please contact me with any questions.

Sincerely,  
**ME Engineers, Inc.**  
Colorado Springs Office



Jeremy L. O'Brien, P.E.  
Principal | Office Director  
[Jeremy.obrien@me-engineers.com](mailto:Jeremy.obrien@me-engineers.com)

G:\CS\_2021 Projects\CS21001.00\_SD38\_Lewis\_Palmer\_MS\_Boiler\_Replacement\Correspondence\LPMS\_Boiler Replacement Recommendation Letter 2021.01.27.docx 1/27/2021 2:58 PM

Lewis-Palmer Middle School Boiler Needs

December 17, 2020

Dear CCAB members,

In September 2020, I performed a preliminary energy study of Lewis-Palmer School District 38. In addition to a focus on energy opportunities, I reviewed the state of key pieces of infrastructure. One item that stood out in my analysis was the age and performance of the heating water boilers at Lewis-Palmer Middle School.

The school has two Burnham hot water boilers that are the only source of heat for the site. Both of these boilers are original to the building and are approaching 30 years old. Although maintenance on the boilers for the last three decades has been generally sufficient, their age is starting to cause problems with reliability. These boilers are a critical element of the life safety requirements for the school: if they are not operational, it is not safe for students, faculty, and staff to be on site during the winter. Not only is the heat from these boilers essential for the building occupants, but it is critical for freeze protection in the building to prevent bursting pipes and any associated flood damage.

Both boilers are currently operational but are so only due to an excess of attention to address failing components. They are very much at the end of their useful life. The District is in serious jeopardy of facing total failure this winter and being forced to replace at least one of the boilers under emergency conditions. They need to be replaced before the start of the next heating season. Replacing them with condensing boilers will lead to significant efficiency gains and ensure the school's heating system can remain operational for the next few decades.

Sincerely,



Robert Davidson, PE  
Senior Project Development Manager  
Schneider Electric  
214-725-4438  
[robert.davidson@se.com](mailto:robert.davidson@se.com)

Schneider Electric  
4775 Walnut St. #230  
Boulder, CO 80301

[se.com](http://se.com)



January 11, 2021

Tolin Mechanical Systems  
1110 Elkton Drive  
Suite G  
Colorado Springs, CO 80907

Lewis Palmer School District 38  
Attn: Cathy Wilcox  
PO Box 40  
Monument, CO 80132

Subject: Lewis Palmer School District 38 Boiler Replacement

Dear Cathy:

Per our conversation, it is our professional opinion that the two (2) below boilers be considered for replacement due to age (28+ years) and the current condition of the boilers. Both boilers are past their ASHRAE life expectancy, are accumulating costly repairs and should be considered for replacement. Note that we provided a budget number for 85% efficiency replacements and the proposal is enclosed.

Our proposal for

- Boiler #1 Burnham Model# PF-517 Serial# 7584537
- Boiler #2 Burnham Model# PF-517 Serial# 7584536

To your success,

**John D. Robeda**

Colorado Springs Branch General Manager

CSLA #62-217-0040A

Office: 719-260-6555

Mobile: 719-693-2291

Service: 1-800-538-8399

[customerservice@tolin.com](mailto:customerservice@tolin.com)



● **Facilities Impacted by this Grant Application** ●

**WIDEFIELD 3 - 2 ES & 1 MS Boiler Replacements - Sproul JHS - 1958**

District:	Auditor - Widefield 3
School Name:	Sproul JHS
Address:	235 SUMAC DRIVE
City:	COLORADO SPRINGS
Gross Area (SF):	67,813
Number of Buildings:	5
Replacement Value:	\$18,398,224
Condition Budget:	\$10,949,001
Total FCI:	0.60
Adequacy Index:	0.23



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,648,536	\$1,524,437	0.58
Equipment and Furnishings	\$332,507	\$248,096	0.75
Exterior Enclosure	\$2,269,479	\$696,954	0.31
Fire Protection	\$4,306	\$628,255	145.89
Furnishings	\$571,582	\$391,869	0.69
HVAC System	\$3,811,167	\$3,224,423	0.85
Interior Construction and Conveyance	\$3,317,397	\$2,386,660	0.72
Plumbing System	\$946,906	\$894,566	0.94
Site	\$1,498,011	\$1,411,615	0.94
Special Construction	\$323,496	\$161,748	0.50
Structure	\$2,674,837	\$4,790	0.00
<b>Overall - Total</b>	<b>\$18,398,224</b>	<b>\$11,573,413</b>	<b>0.63</b>

**WIDEFIELD 3 - 2 ES & 1 MS Boiler Replacements - Widefield ES - 1955**

District:	Auditor - Widefield 3
School Name:	Widefield ES
Address:	509 WIDEFIELD DRIVE
City:	COLORADO SPRINGS
Gross Area (SF):	37,044
Number of Buildings:	3
Replacement Value:	\$8,384,238
Condition Budget:	\$3,820,575
Total FCI:	0.46
Adequacy Index:	0.16



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,458,393	\$40,388	0.03
Equipment and Furnishings	\$159,684	\$15,912	0.10
Exterior Enclosure	\$1,454,490	\$969,516	0.67
Fire Protection	\$1,527	\$310,075	203.03
HVAC System	\$935,031	\$737,600	0.79
Interior Construction and Conveyance	\$1,625,328	\$1,224,891	0.75
Plumbing System	\$420,852	\$479,760	1.14
Site	\$902,055	\$342,822	0.38
Special Construction	\$373,052	\$0	0.00
Structure	\$1,053,826	\$9,686	0.01
<b>Overall - Total</b>	<b>\$8,384,238</b>	<b>\$4,130,650</b>	<b>0.49</b>

## ● Facilities Impacted by this Grant Application ●

## WIDEFIELD 3 - 2 ES &amp; 1 MS Boiler Replacements - Talbott ES - 1962

District:	Auditor - Widefield 3
School Name:	Talbott ES
Address:	401 DEAN DR.
City:	COLORADO SPRINGS
Gross Area (SF):	35,822
Number of Buildings:	5
Replacement Value:	\$8,557,801
Condition Budget:	\$3,567,247
Total FCI:	0.42
Adequacy Index:	0.17



## Condition Budget Summary

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,362,553	\$169,540	0.12
Equipment and Furnishings	\$211,393	\$11,934	0.06
Exterior Enclosure	\$1,375,009	\$597,930	0.43
Fire Protection	\$1,638	\$332,502	203.03
HVAC System	\$963,499	\$684,271	0.71
Interior Construction and Conveyance	\$1,507,977	\$972,449	0.64
Plumbing System	\$474,786	\$427,137	0.90
Site	\$1,326,043	\$593,142	0.45
Special Construction	\$213,173	\$106,586	0.50
Structure	\$1,121,732	\$4,256	0.00
Overall - Total	\$8,557,801	\$3,899,747	0.46



# BEST FY2021-22 GRANT APPLICATION SUMMARIES

**Applicant Name:** WIDEFIELD 3

**County:** EL PASO

**Project Title:** 2 ES & 1 MS Boiler Replacements

**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 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 Information About the District / School, and Information About the Affected Facilities:

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. WSD3 mission statement: To Learn, Grow, Achieve: Every Child Every Classroom, Every Day.

## Deficiencies Associated with this Project:

In 2020, we had to replace one of the three boilers at Sproul Jr. High due to leaking tubes, refractory falling on the burner assembly, and venting issues. Similar issues were found in the other two boilers. 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 heating system at TSIS consists of one cast iron sleeved boiler which was installed in 1987 and is currently leaking and in need of immediate attention. 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 TSIS has exceeded its useful life. The heating system at WESA consists of one cast iron sleeved boiler which was installed around the same timeframe as the one at TSIS. Although this boiler is not currently leaking it mirrors the same conditions as stated for the TSIS boiler with the exception of the automated controls which were upgraded in 2019. This system has also exceeded its useful life.

## Diligence Undertaken to Determine the Deficiencies Stated Above:

All of our buildings have had boiler inspection reports completed in 2019 and 2020, 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.

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

## Proposed Solution to Address the Deficiencies Stated Above:

As stated above, in 2020, we were forced to replace one of the three boilers at Sproul Jr. High. This is a temporary solution to keep the system operational until we can get the remaining two boilers replaced. If awarded this BEST Grant, we will be able to install the boilers and correct the non-compliant venting deficiencies, bringing the system up to code and increasing the efficiency to current standards. Induced draft burners and the addition of new controls will help increase efficiency and the useful life of the boiler.

By replacing the single boilers at TSIS and WESA with two more efficient boilers, this will not only increase efficiency, but also provide redundancy which it currently lacks. By providing redundancy, boiler life will naturally increase due to the boilers operating in a lead-lag operation sequence. Resolving the need for pump redundancy will be accomplished by fabricating a "header" system which will also allow for a lead-lag pump sequence. The replacement of the boiler controls at TSIS will allow our personnel to set occupied and unoccupied building schedules to ensure the system is running at peak efficiency. Controls at WESA were replaced on the existing boiler in 2019 and will require additional controls allocated to the second boiler.

## Due Diligence Undertaken in Defining the Stated Solution:

The scope of work for this project was developed by 51EC, Inc. using current boiler standards, inspection reports and historical data generated by licensed mechanical professionals, as well as input from WSD3 Facilities personnel. The systems that are proposed for replacement have been re-engineered to both comply with current code and provide system redundancy to prolong the life of the new equipment.

## How Urgent is this Project?

The remaining two boilers at Sproul are already deemed in failure status by Olson Plumbing and heating along with Widefield Facilities personnel. Safety concerns revolve around the refractory falling onto the burners, causing incomplete combustion which has previously produced high levels of carbon monoxide to permeate into the room. The refractory has since been patched but continues to deteriorate due to the leaking tubes.

Unsuccessful repairs to leaking seals and the replacement of multiple sleeves on the boiler at TSIS has created the urgency for replacement. Since this is only a one boiler system, a complete 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. This also creates a greater chance of having pipes freeze and burst, which would add unnecessary cost for replacement.

Previously replaced boiler sleeves are a cause for concern at WESA. As stated above, since the systems at TSIS and WESA are similar in design, and have shown the same mechanical problems, we feel that the same issues will present themselves within a matter of time.

If we are unsuccessful in obtaining the BEST Grant, WSD3 will only have funds available to complete the boiler replacement project at Sproul Jr. High. This would defer the TSIS & WESA boiler replacements for a minimum of one year. Depending on the time of year, a catastrophic boiler failure at either TSIS or WESA 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:**

## 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. 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. Sproul Jr. High School was constructed in 1958 with additions in 1960, 1973, 1974, 1986 and 1993. TSIS was constructed in 1962 with a single addition in 1964. Widefield Elementary School was constructed in 1955 with an addition added in 1959.

## BEST FY2021-22 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 general, the buildings being discussed have received new paint, carpet, interior remodels, as well as landscaping and exterior uplifting.

In 1960, a second wing was constructed at Sproul. Further Sproul projects included a kitchen renovation in 1973, a music wing addition in 1974, a gymnasium in 1986, and a new main office area in 1993. An electrical upgrade was completed in 2010, with a partial fire panel upgrade in 2015. In 2019, the district was awarded a BEST Grant to upgrade multiple fire systems throughout the district, including Sproul which will be completed during the 2021-22 school year. LED lights were retrofitted in gym in 2018, which were partially paid for by a rebate from Colorado Springs Utilities.

TSIS added a second wing in 1964 and a storage room in 1995. In 2018, a complete service and branch electrical upgrade was completed using funds secured from our bond initiative passed in 2017. Included in the electrical project was a complete upgrade to the fire system.

WESA had a wing added in 1959, and a front office in 1991. In 2018, a complete service and branch electrical upgrade was also completed at WESA using funds secured from our bond initiative passed in 2017. Included in the electrical project was a complete upgrade to the fire system.

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

In November of 2017, Widefield School District 3 was successful in passing a bond initiative. Approximately 80% of the bond sales went towards the construction of a new Pre K-8 school on our eastern boundary. The remaining 20% was used for a multitude of needs such as upgrading technology, and to provide matching funds for our successful award of two BEST Grant's in 2019 and 2020. WSD3 will be utilizing the money saved from the 2020 BEST Grant as matching funds for this submission.

**How do you budget annually to address capital outlay needs in your district/charter? Include \$/FTE for the prior fiscal year:**

WSD3 maintains an ongoing maintenance list for capital projects. When evaluating the funding for these projects, they are prioritized annually with safety needs coming first, academic/instructional needs second and building updates last. Input is provided by district administrators, building administrators, school board members and facilities department staff in compiling this list as each brings a unique perspective. In fiscal year 2020-2021, approximately \$180 (per FTE) was spent out of the capital projects fund. WSD3 budgets approximately 2.1 million dollars annually in our Capital Projects Fund. This is a district wide figure as these funds are used for various projects in all of our 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?**

TSIS: Gas-\$9,701.13 Electric- \$13,629.95 Water- \$30,868.07 Trash- \$2,016.00 Telecomm/IT- \$1,000.00  
 WESA: Gas- \$8,572.84 Electric- \$28,989.92 Water-\$14,711.26 Trash- \$2,016.00 Telecom/Internet \$1,000.00  
 Sproul Jr. High: Gas- \$10178.00 Electric- \$34806.00 Water-\$37694.00 Trash- \$2,016.00 Telecom/Internet \$1,000.00

**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>	\$227,252.00	<b>CDE Minimum Match %:</b>	60.00
<b>Current Applicant Match:</b>	\$340,878.00	<b>Actual Match % Provided:</b>	60
<b>Current Project Request:</b>	\$568,130.00	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	0	<b>Contingent on a 2021 Bond?</b>	No
<b>Previous Matches:</b>	0	<b>Source of Match:</b>	
<b>Future Grant Requests:</b>	0		Matching Funds will come from our Capital Improvement Fund.
<b>Total of All Phases:</b>	\$568,130.00	<b>Escalation %:</b>	2

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

<b>Affected Sq Ft:</b>	119,468	<b>Construction Contingency %:</b>	6
<b>Affected Pupils:</b>	1,299	<b>Owner Contingency %:</b>	6
<b>Cost Per Sq Ft:</b>	\$4.76	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$0.26	<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>	\$437	<b>Is a Master Plan Complete?</b>	No
<b>Gross Sq Ft Per Pupil:</b>	92	<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>	8,837	<b>Bonded Debt Approved:</b>	\$49,500,000
<b>Assessed Valuation:</b>	\$462,359,960	<b>Year(s) Bond Approved:</b>	17
Statewide Median: \$108,716,681			
<b>PPAV:</b>	\$52,324	<b>Bonded Debt Failed:</b>	
Statewide Median: \$173,681			
<b>Unreserved Gen Fund 19-20:</b>	\$20,397,023	<b>Year(s) Bond Failed:</b>	
Statewide Median: \$2,880,535			
<b>Median Household Income:</b>	\$68,986	<b>Outstanding Bonded Debt:</b>	\$54,865,000
Statewide Avg: \$59,201			
<b>Free Reduced Lunch %:</b>	44.10%	<b>Total Bond Capacity:</b>	\$92,471,992
Statewide Avg: 47.28%		Statewide Median: \$21,743,336	
<b>Existing Bond Mill Levy:</b>	9.632	<b>Bond Capacity Remaining:</b>	\$37,606,992
Statewide Avg: 6.7		Statewide Median: \$13,529,004	
<b>3yr Avg OMFAC/Pupil:</b>	\$2,937.95		
Applicants Median: \$2,359			

● **Facilities Impacted by this Grant Application** ●

**WIDEFIELD 3 - Watson JrHS Asbestos Removal/Renovations - Watson JHS - 1964**

District:	Auditor - Widefield 3
School Name:	Watson JHS
Address:	136 FONTAINE BOULEVARD
City:	COLORADO SPRINGS
Gross Area (SF):	74,089
Number of Buildings:	5
Replacement Value:	\$21,284,767
Condition Budget:	\$16,089,626
Total FCI:	0.76
Adequacy Index:	0.21



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$3,553,127	\$2,626,514	0.74
Equipment and Furnishings	\$847,225	\$1,059,030	1.25
Exterior Enclosure	\$2,258,873	\$985,383	0.44
Fire Protection	\$3,815	\$624,545	163.70
Furnishings	\$710,162	\$458,735	0.65
HVAC System	\$4,088,226	\$4,967,927	1.22
Interior Construction and Conveyance	\$3,701,301	\$3,479,818	0.94
Plumbing System	\$1,073,849	\$1,269,589	1.18
Site	\$1,925,796	\$1,328,599	0.69
Special Construction	\$159,879	\$0	0.00
Structure	\$2,962,515	\$15,233	0.01
<b>Overall - Total</b>	<b>\$21,284,767</b>	<b>\$16,815,373</b>	<b>0.79</b>

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

**Applicant Name:** WIDEFIELD 3

**County:** EL PASO

**Project Title:** Watson JrHS Asbestos Removal/Renovations

**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 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 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 Information About the District / School, and Information About the Affected Facilities:

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.

Watson Junior High School's mission is to build real relationships, strong character, and a college/career ready foundation for future leaders. The Wolverines do this by offering Pre-AP courses in most core subjects as well as advanced band and orchestra classes. These courses provide students an opportunity to challenge themselves and to build critical thinking skills. Watson also offers AVID (Advancement Via Individual Determination) classes that help students become organized, college and career ready, and successful.

## Deficiencies Associated with this Project:

There remains a large amount of asbestos in the circle area of Watson Junior High school; the ceiling texture and some flooring and flooring mastic contain asbestos. The ceiling has many areas where you can see fingerprints from students jumping and scraping the ceiling, causing asbestos dust to be released in the air. Over the last few years, we have had multiple incidents of the textured ceiling de-laminating and falling onto the floor in corridors and classrooms. This causes an asbestos spill and releases asbestos dust into the air. The spill requires immediate attention from a licensed abatement contractor and partial or full containment and closure of portions of the school depending on the size of the spill. This directly affects the learning environment and the students' ability to move freely throughout the campus. The current folding partition room dividers provide minimal sound proofing between the rooms, which can at times cause disruptions to adjacent classrooms. The current windows are old with many not functioning correctly to allow for proper ventilation. The carpet in the rooms was installed over VAT in the past. Tape has been applied to tears and rips and multiple rooms are seeing the carpet delaminating from the backing and causing "rolls" which are tripping hazards. The imminent asbestos threat is a health and safety concern that requires top priority attention.

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

## Diligence Undertaken to Determine the Deficiencies Stated Above:

Other than the current AHERA management and inspections, the asbestos maintenance is performed on a mostly reactive basis. In 2019, multiple roof leaks caused approximately 40 SF of asbestos to delaminate from the ceiling in the proposed area which had to be professionally removed and cleared before staff & students could reoccupy the space. Although a thorough inspection was completed, and a new roof installed over the proposed construction area, there is still the possibility for further asbestos delamination from damage caused by the leaks.

## Proposed Solution to Address the Deficiencies Stated Above:

To address the health, safety, and security hazards of our current situation, our solution involves removing approximately 10,367 square feet of ceiling asbestos and 9,600 square feet of flooring containing asbestos at Watson Junior High. WSD3 will remove furniture and district property from the area to allow the asbestos abatement contractor a clear path to remove the entire affected ceiling and VAT flooring per the asbestos abatement plan. After the abatement contractor has received final clearances, Rocky Mountain Construction, Inc. will take the area back over and install new permanent walls to replace existing folding partition room dividers, new acoustical ceiling, new LED lighting, replacement of existing windows, and ceiling fans. The installation of acoustical ceiling will allow for the future installation of electrical, plumbing, IT and HVAC components. The flooring will be replaced with carpet tiles, VCT and ceramic tile depending on the location. The new permanent dividing walls will greatly diminish sound transfer between the rooms, and the replacement windows will allow for increased airflow to the classrooms. Our solution will bolster the health, safety, and security for students and staff at Watson Junior High School and facilitate a better overall learning environment.

## Due Diligence Undertaken in Defining the Stated Solution:

Multiple site visits have been performed by school district representatives, the general contractor and associated subcontractors to develop a detailed scope of work. Asbestos testing was completed in multiple suspected areas and compared to historical data on file with the school district. The information was then passed to the Asbestos Abatement Contractor for bidding purposes. Project scope was aided by a building conditions report that was performed by LKA Partners, Inc. Architects in 2016, which identified multiple hazardous materials used in the original construction of the "circle addition." Replacing of the asbestos containing ceiling structure with a suspended grid ceiling will then allow for future HVAC upgrades and conceal existing surface mounted cabling.

## How Urgent is this Project?

The safety of our students and staff is our highest priority. Urgency regarding asbestos is always a high priority, considering the adverse health impacts it can produce. It is only a matter of time before we have our next unforeseen asbestos event, whether it be a portion of the ceiling falling or a student jumping and scratching at it. In the past, these types of events have lead to the evacuation of staff and students in the affected area, displacing them until a professional abatement contractor could mitigate and perform air clearances.

If this grant is not awarded, the school district would not be able to perform the abatement to the scale it needs to be. By receiving this grant we could reduce our timeline of abatement to provide a safe and healthy learning 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?

By completing the abatement, we would be taking away any maintenance concerns regarding asbestos within the confines of the project. The installation of the new LED lighting fixtures should eliminate the need of lighting maintenance for an estimated seven years by utilizing new lighting controls with occupancy sensors and dimming capabilities. Upon completion of the project, the school district can focus its resources on other areas of maintenance. WSD3 uses School Dude as our work order system to address maintenance issues 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

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

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.

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

In November of 2017, Widefield School District 3 was successful in passing a bond initiative. Approximately 80% of the bond sales went towards the construction of a new Pre K-8 school on our eastern boundary. The remaining 20% was used for a multitude of needs such as upgrading technology, and to provide matching funds for our successful award of two BEST Grant's in 2019 and 2020. WSD3 will be utilizing the money saved from the 2020 BEST Grant as matching funds for this submission.

**How do you budget annually to address capital outlay needs in your district/charter? Include \$/FTE for the prior fiscal year:**

WSD3 maintains an ongoing maintenance list for capital projects. When evaluating the funding for these projects, they are prioritized annually with safety needs coming first, academic/instructional needs second and building updates last. Input is provided by district administrators, building administrators, school board members and facilities department staff in compiling this list as each brings a unique perspective. In fiscal year 2019-2020, approximately \$180 (per FTE) was spent out of the capital projects fund. WSD3 budgets approximately 2.1 million dollars annually in our Capital Projects Fund. This is a district wide figure as these funds are used for various projects in all of our 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>	\$306,680.00	<b>CDE Minimum Match %:</b>	60.00
<b>Current Applicant Match:</b>	\$460,020.00	<b>Actual Match % Provided:</b>	60
<b>Current Project Request:</b>	\$766,700.00	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	0	<b>Contingent on a 2021 Bond?</b>	No
<b>Previous Matches:</b>	0	<b>Source of Match:</b>	All matching proceeds for this project will come from our Capital Improvement Fund.
<b>Future Grant Requests:</b>	0		
<b>Total of All Phases:</b>	\$766,700.00	<b>Escalation %:</b>	2
<b>Affected Sq Ft:</b>	10,367	<b>Construction Contingency %:</b>	8



## BEST FY2021-22 GRANT APPLICATION SUMMARIES

<b>Affected Pupils:</b>	531	<b>Owner Contingency %:</b>	6
<b>Cost Per Sq Ft:</b>	\$73.96	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$2.12	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$71.84	<b>Does this Qualify for HPCP?</b>	No
<b>Cost Per Pupil:</b>	\$1,444	<b>Is a Master Plan Complete?</b>	Underway
<b>Gross Sq Ft Per Pupil:</b>	100	<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>	8,837	<b>Bonded Debt Approved:</b>	\$49,500,000
<b>Assessed Valuation:</b>	\$462,359,960	<b>Year(s) Bond Approved:</b>	17
Statewide Median: \$108,716,681			
<b>PPAV:</b>	\$52,324	<b>Bonded Debt Failed:</b>	
Statewide Median: \$173,681			
<b>Unreserved Gen Fund 19-20:</b>	\$20,397,023	<b>Year(s) Bond Failed:</b>	
Statewide Median: \$2,880,535			
<b>Median Household Income:</b>	\$68,986	<b>Outstanding Bonded Debt:</b>	\$54,865,000
Statewide Avg: \$59,201			
<b>Free Reduced Lunch %:</b>	44.10%	<b>Total Bond Capacity:</b>	\$92,471,992
Statewide Avg: 47.28%		Statewide Median: \$21,743,336	
<b>Existing Bond Mill Levy:</b>	9.632	<b>Bond Capacity Remaining:</b>	\$37,606,992
Statewide Avg: 6.7		Statewide Median: \$13,529,004	
<b>3yr Avg OMFAC/Pupil:</b>	\$2,937.95		
Applicants Median: \$2,359			

● **Facilities Impacted by this Grant Application** ●

**GARFIELD RE-2 - Cactus Valley ES Slab Repair - Cactus Valley ES - 2007**

District:	Auditor - Garfield RE-2
School Name:	Cactus Valley ES
Address:	222 GRAND AVENUE
City:	SILT
Gross Area (SF):	61,600
Number of Buildings:	1
Replacement Value:	\$20,999,422
Condition Budget:	\$4,335,049
Total FCI:	0.21
Adequacy Index:	0.20



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,523,046	\$1,610,894	0.64
Equipment and Furnishings	\$329,907	\$0	0.00
Exterior Enclosure	\$1,798,945	\$0	0.00
Fire Protection	\$642,153	\$0	0.00
HVAC System	\$6,168,264	\$1,334,252	0.22
Interior Construction and Conveyance	\$3,016,903	\$1,049,828	0.35
Plumbing System	\$1,053,412	\$215,670	0.20
Site	\$2,652,923	\$33,790	0.01
Structure	\$2,813,869	\$90,614	0.03
<b>Overall - Total</b>	<b>\$20,999,422</b>	<b>\$4,335,048</b>	<b>0.21</b>

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

**Applicant Name:** GARFIELD RE-2

**County:** GARFIELD

**Project Title:** Cactus Valley ES Slab Repair

**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 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: Life safety repairs due to dramatic floor slab movement |   |

## General Information About the District / School, and Information About the Affected Facilities:

The Garfield School District No. Re-2 is an 822 square mile, K - 12 school district. Garfield Re-2 has a total of 10 schools – six K – 5, two middle (6 – 8) and two high schools. We serve the communities of Rifle, Silt and New Castle, CO. Our district is home to an IB high school, four governor’s award winning schools and a National Blue Ribbon School.

The affected school, Cactus Valley Elementary (CVE), is a 61,600 square foot elementary school that was built in 2007 in Silt, CO. It opened on January 10, 2008 as a Pre-K-54 school and is now a PreK-5 school that is home to 418 students. CVE traditionally is home to high achieving students. All students in Garfield Re-2 are fortunate to still have music, art, and PE even as the district has managed through budget cuts over the years.

Cactus Valley is a relatively new school and as such, has had minimal capital improvements. The most significant of which was the addition of a modular at the southeast entrance to accommodate growth, and a significant sewage repair this winter.

Garfield School District No. Re-2 has a building maintenance staff of seven full-time employees that provide maintenance of the Garfield Re-2 facilities. Part of their regular duties include preventative maintenance, regular repair, and emergency repair to our buildings.

## Deficiencies Associated with this Project:

Cactus Valley Elementary School was constructed new in 2007. Since that time, significant movement of the interior slab has been observed. The following describes the current condition of the school:

1. The existing deep foundation system consists of helical (screw type) piles with concrete pile caps and concrete grade beams.
2. The existing superstructure consists primarily of steel framing, steel joists, and metal deck. The second floor consists of concrete over metal deck over steel beams. The gymnasium and a few other spaces utilize load bearing masonry walls.
3. The interior slab on the first floor is a "slab-on-grade" installed over compacted structural fill as recommended in the geotechnical report.
4. The deep foundation system and superstructure have not had significant observable movement.
5. The interior "slab-on-grade" has had significant observable movement.
6. This movement of the interior slab has caused significant life safety concerns including the following:
  - The interior slab now has many areas with significant slope. This has created areas that are not flat and can create a fall/

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

tripping hazard.

- The movement of the interior slab potentially causes egress concerns if a tripping hazard is created at an exterior door threshold.
- Doors have significant issues with opening/ closing, and latching.
- Latching of security doors dividing areas of the building into separate secure areas have been compromised. This situation leaves every classroom vulnerable in the case of a security breach as the subtle movement of the building makes the locking of the security doors uncertain from day to day
- Doors intended to have smoke seal capability have been compromised.
- Door frames have gaps around them where the slab has separated from the base of interior walls. This has caused door frames to slip in the opening and has created gaps into rooms compromising smoke control, sound transfer and door function.
- Interior floor finishes have been compromised throughout the building with cracks and changes in elevation creating tripping hazards.
- Interior walls have gaps at the base where they are now hanging from the structure above adding additional load to the superstructure. (These gaps also create a significant impact to the academic environment as voices travel through the gaps into the adjacent room creating a competition for children's attention and making it difficult, at times, to teach and learn)
- Piping through walls is taking additional stress due to wall movement.
- Ceilings throughout the building show signs of movement. Ceilings are out of level and have warped components causing concern that ceiling tiles can fall out of the ceiling.
- The slab movement has caused breakage of some underslab drain components. During repair of one of these conditions, the District observed large gaps under the concrete slab to the compacted sub-grade below. This indicated significant soil movement and places undue stress on the slab.
- Large gaps between the slab and the subgrade could eventually lead to slab failure and injury.

### **Diligence Undertaken to Determine the Deficiencies Stated Above:**

Deficiencies noted above have been observed and documented since 2010. District has worked to identify and correct any possible known cause of the slab movement. Recommendations from the following reports and letters have all been completed or are in the process of being completed. The following lists the reports and observations that have taken place:

- 9/ 20/ 2010: Letter from Glenwood Structural and Civil describing observation of slab movement, breakage of some vertical waste/ vent lines and exterior concrete flatwork having been replaced to help divert stormwater away from the building.
- 10/ 14/ 2014: Letter from Glenwood Structural and Civil describing observation of additional slab movement.
- 4/ 28/ 2015: Letter from HP Geotech describing subsurface exploration for evaluation of floor slab settlement. Geotechnical borings were made adjacent to the building for purposes of observing groundwater and other geotechnical conditions.
- 6/ 25/ 2015: Letter from CTL Thompson, Inc. describing summary of past observations and status of the floor slab movement and possible causes. Floor survey performed to indicate slab movement relative only to itself. Cause of floor slab movement determined to be "wetting of and subsequent collapse and compression of the clay, silt and sand soils below the structural fill."
- 6/ 29/ 2016: Letter from CTL Thompson, Inc. describing slab survey to indicate whether movement was still happening as compared to previous slab survey. Additional settlement observed in large areas of the floor slab.
- 8/ 2/ 2016: Letter from CTL Thompson, Inc. describing results from "slab sounding". Results indicated voids under the slab ranging from none to larger than 1 inch.
- 8/ 9/ 2018: Letter from CTL Thompson showing a third slab survey to determine whether additional settlement of the floor slab had occurred.
- 10/ 19/ 2019: Letter from Huddleston-Berry Engineering and Testing, LLC describing review of all previous documentation regarding floor slab settlement. Recommendation made for additional slab survey documentation to determine if slab is still moving.

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- 6/ 9/ 2020: Letter from Huddleston-Berry Engineering and Testing, LLC describing review of all previous documentation, results of slab survey, subsurface investigation by six borings at building perimeter, and groundwater observations. Report recommended additional slab survey after irrigation season was over to help determine if slab movement was still occurring.
- Summer 2020: District able to find leak from irrigation pipe outside northeast corner of building. Pipe was buried (non-visible) near building perimeter with open valve on irrigation line. When irrigation system was charged, pipe appeared to have been leaking significant amounts of water under the building. Not possible to determine when leak started.
- 2/ 5/ 2021: Additional slab survey scheduled by Huddleston-Berry Engineering and Testing, LLC. Results will help determine if slab movement has ceased.
- Mid-year 2021: Additional slab survey will be scheduled by Huddleston-Berry Engineering and Testing, LLC.

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

Scope of work for this project will include:

- Removal of: all existing flooring, wall base, wall finishes up to a height that permits repair of the slab below, all acoustical tile ceilings that show signs of movement.
- Repair of slab in place. Repairs to include stabilization of sub-grade with grout and/ or foam, lifting of slab in some areas where feasible, self-leveling topping over slab to level areas as needed.
- Some areas of slab containing large amounts of plumbing waste lines will be removed to permit evaluation and repair of piping, sub-grade, and slab. These areas include some of the greatest settlement such as the kitchen and multi-user toilet rooms.
- Plumbing items below the slab will be evaluated for breakage and other issues. Plumbing repairs will be completed as warranted.
- Repair/ replacement of door frames, doors and hardware.
- New flooring, wall base, wall finishes, and acoustical tile ceilings as needed.
- Because ceilings will be replaced, the District will pursue replacement of all light fixtures. Existing light fixtures are fluorescent and will be replaced with LED fixtures.
- Wall repairs will be performed as warranted.

### **Due Diligence Undertaken in Defining the Stated Solution:**

In addition to the analysis and reports indicated under the deficiency investigation and diligence, the District recently competitively procured a team of consultants to help identify the scope of this work. Blythe Group + co. (including a team of consultants) was retained by the District to evaluate the current slab movement (reference Huddleston-Berry slab survey data previously mentioned) and potential solutions for the repairs. This team has provided a report helping to outline the scope of work and recommendations for the entire facility. This report will be used as part of a competitive procurement process for completion of the full design of the facility repairs as well as general contractor selection.

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

The good news is, the foundation of Cactus Valley Elementary is exceptional therefore making a complete failure of the building a long-term, and uncertain projection.

One could argue that the structure of Cactus Valley Elementary has failed already. It fails on a daily basis to provide the expected safety, security, quality learning environment, and peace of mind that our students, our staff, and our families require and deserve from a school facility.

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When the security barrier doors randomly fail due to the silent shifting of the floor slabs, we have failed to provide an adequate level of safety. Depending upon the amount of shift over time, the doors fail to lock leaving the educational wing of the building - including all of the classrooms, teachers and students - potentially at risk if the building were breached.

The floors of this 12-year old school undulate creating tripping hazards. One could argue that the building has failed to maintain a safe environment for our students to learn in and our teachers to teach. We are unable to address this issue without a large-scale solution and a BEST grant.

The kitchen staff report that because of the gaps between the wall and the floor, they see more pests than other school kitchens because of the "easy access." Additionally, the tile has been cut out at the thresholds of one of the walk-in refrigerator units so that the door will close properly. The doors need to be routinely adjusted, locks ground down, and thresholds shaved. One could argue that our building has failed to provide a quality kitchen for our staff to work from.

Over time, CVE has had a series of pea trap issues caused by slab movement and creating sewage smells. This year, a serious sewage smell began to emanate from the nurse's office and a detailed investigation found that wastewater lines servicing the shower, commode, and a third wastewater line under the floor had all separated. It has been conclusively determined that these separations were due to the movement of the floor slabs. The floor in the nurses' office was removed, the sewer lines replaced, and the floor re-poured and new VCT (Vinal Composite tile) installed. This issue caused the disruption of education time and sent front office staff home feeling ill due to the smell. One can argue that the CVE structure has failed through the subsequent failure of the wastewater lines.

Finally, there is significant slab movement in the mechanical room as illustrated in the attached photos. Minor issues have been addressed over time. The fixes continue to get larger. No one wants to wait to fix this issue until something in the mechanical room - electrical conduit, gas lines, etc - becomes at risk.

The Garfield Re-2 Maintenance and Facilities staff is top-notch and they have provided support, fixes, and band-aids to these and many other issues over the last eight years. The true solution to the problem lies in fixing the slab-on-grade floor slabs. We do not want to wait until the building truly fails, before initiating a solution.

If this project is not awarded, Garfield Re-2 will work with the contractors to sharpen pencils, determine the essential components of the solution, and complete the maximum amount of the project with the resources available. We will seek additional grant dollars if possible and attempt to find additional ways to partially fund this project - if that is an option.

The course outlined in the solution is deemed the best long-term solution to solve the deficiency and support the staff, students, and families of Cactus Valley Elementary. The maintenance issues though moderate and annoying in nature, are becoming greater as time progresses and we do not wish to see something more substantial occur as we continue to wait for a solution to the root cause of the day-to-day issues.

**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 maintenance program for this project will be similar to the maintenance program for any of our schools.

First, Garfield Re-2 has a long-standing history of allocating the resources necessary to support the outstanding maintenance and operation of our facilities. Our taxpayers have been generous with supporting new construction and renovation projects and our school board has ensured that there is funding available to ensure that the needs of our students and staff are met through the physical plant operations. This is evidenced by through the relatively low match for our District for this BEST grant.

Second, each member of the Garfield Re-2 Facilities/Maintenance crew is assigned a school building (or two). Once a week (typically Fridays since Garfield Re-2 is on a 4-day school week), the Maintenance team member works through the building with a check sheet to document any deficiencies, issues, or concerns (e.g. dripping faucets, odors, rust build-up, cracking

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

drywall) that are identified in any part of the building. Any concerns are immediately reported to the Maintenance Manager and Director of Facilities and work orders placed to support the students and staff of the building. The sheer number of work orders completed at Cactus Valley Elementary (2,600) in its 12-years of operation, shows the tender loving care that the Garfield Re-2 facilities and maintenance crews take of the school.

Third, school building custodians look for items - including life safety and general maintenance - including identifying issues with ceiling tiles, lightbulbs out, or missing receptacle covers. They also place work orders in to get issues resolved in the building.

Fourth, specific to this project, Garfield Re-2 is committed to funding the regular evaluation of the monitoring wells drilled around the school to see if the area water levels change. Additionally, Garfield Re-2 is committed to funding the annual monitoring of the interior slabs once the solution is implemented to determine if there is any change in slab elevation. We have excellent data on both fronts and are confident that both the issue has been mitigated, and the solution is the right one. Garfield Re-2 is confident that the origin of the issue has been found and resolved, AND we will not continue with this project if there is reason to believe it has not been. That would not be a prudent use of taxpayer dollars on any level.

Finally, the Facilities Master Plan drives our maintenance and capital improvement program. This document spells out the projected capital projects as well as the potentially large replacements that will potentially occur for items such as roofs and boilers. Garfield Re-2 has always maintained a substantial capital improvement budget (with the exception of 2019-20). We do not anticipate needing to replace the school any time soon, and we believe that this solution will solve the root causes of the issues at Cactus Valley Elementary.

**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:**

Cactus Valley Elementary was built as a new facility in Silt, CO.

Construction began on Cactus Valley Elementary in 2007 following the passage of a \$74.9 million district-wide bond. Cactus Valley Elementary is a replacement for the now razed Roy Moore Elementary school in Silt, CO. This facility is a 61,600 square foot school that opened as a Pre-K 4 school. It cost approximately \$16.5 million to build. It is currently a Pre-K-5 building.

Knowing that the soils in this community tend to be compacting, precautions put in place prior to and during construction included:

- o Conducting a geotechnical evaluation of building site soils;
- o Digging the entire footprint of the building out, replacing the soils and compacting them (a.k.a. over-excavated the site);
- o Added a two-foot thick granular mat over the entire building site to provide a stronger subgrade for floor slabs and mitigate potential floor slab settlement, and;
- o Continued observation and materials testing performed throughout the construction of Cactus Valley Elementary.

Based upon geotechnical engineering studies of the construction site, best thinking for the time led to the construction of the foundation consisting of concrete grade beams supported by rotary driven pipe piles. There are 413 (411 original piles and 2 replacement piles) 3 1/2 inch diameter steel screw piles that include both axial and tension loaded piles. The piles range in depth from 53.5 feet to 59 feet and all of the piles were drilled to refusal in the underlying bearing gravels.

Based upon geotechnical engineering studies of the construction site, best thinking for the time led to the construction of slab-on-grade floor slabs, separated from bearing walls and columns with expansion joints. As recommended, a 6-inch layer of gravel base was placed immediately below floor slabs for support and drainage and compacted to at least 95% of maximum standard Proctor density at a moisture content near optimum.

**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:**

Cactus Valley Elementary (CVE) is a relatively new building with few capital improvement projects attributed to it. In 2018-19, Garfield Re-2 added a two-room, wet modular to accommodate growth in the building. This modular sits at the SE entrance of

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

the building. This installation cost approximately \$60,000 with an ongoing cost of \$13,000.

In addition in 2018-19, a structural analysis of the school was conducted using capital improvement funds. This did not lead to any actual facility modifications. This project cost approximately \$15,000.

The most recent capital improvement came in the 2020-21 school year, over winter break. A serious sewage smell began to emanate from the nurse's office and a detailed investigation found that wastewater lines servicing the shower, commode, and a third wastewater line under the floor had all separated. It has been conclusively determined that these separations were due to the movement of the floor slabs. The floor in the nurses' office was removed, the sewer lines replaced, and the floor repoured and new VCT (Vinal Composit tile) installed. This project was approximately \$21,000.

However, the lack of capital improvements does not mean that Cactus Valley Elementary has not had significant issues, nor that it has been without impact on our staff. Since opening in 2008, Cactus Valley Elementary has issued approximately 2600 work orders to fix, maintain, or modify building level issues. As a comparison, Graham Mesa Elementary, a new school in Rifle, based upon the same footprint, and opened in 2009 has issued just 1100 work orders.

The work orders at CVE have recurring themes: door adjustments, door locking issues, falling ceiling tiles, sewer odors, necessary adjustment of floor trim, new cracks in walls, and cracks in windows. The CVE Principal has remarked recently that she puts in at least one work order a week for door issues that need to be addressed.

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

The Garfield Re-2 School District has been deficit spending approximately \$1 million a year, and thus is seeking assistance in funding the \$5,648,874 project to replace rehabilitate the Cactus Valley Elementary slab-on-grade floors. The Garfield Re-2 matching funds will come from our general fund budget (approximately \$3.5 million). This project carries with it a substantial cost, and we will also be seeking funds from other grant sources including grantors such as a Garfield County Federal Mineral Lease grant. This grant is designed specifically to assist governmental agencies in Garfield County with capital projects: however, the funding available is minimal at this time due to the reduced natural gas drilling activity and the reduced Henry Hub price.

We will continue to seek additional grants to support the Cactus Valley Elementary project including possible USDA grants, however, the BEST grant program is, in our belief, the best fit for a project such as this.

### **How do you budget annually to address capital outlay needs in your district/charter? Include \$/FTE for the prior fiscal year:**

Typically, Garfield Re-2 budgets around \$1 million toward capital improvements. Scheduled improvements are based upon the 2018 Facilities Master Plan (attached). This plan identifies the majority of the capital and facility improvement needs for the district for many years. Additional identified projects are added on a needs basis. The Garfield Re-2 Facilities team is currently working with building administrators to update this comprehensive plan. Additional projects are funded through grants.

For the 2019-20 school year, our Capital improvement funding was minimal - approximately \$50,000. The District ensured good working facilities and cared for projects as they arose. Deferred maintenance was minimal. For the 2020-21 school year, the Capital Improvement funding is \$2.469 million. This will care for projects that may have been planned for last year, but will be completed this year.

### **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>	\$2,146,572.12	<b>CDE Minimum Match %:</b>	62.00
<b>Current Applicant Match:</b>	\$3,502,301.88	<b>Actual Match % Provided:</b>	62



## BEST FY2021-22 GRANT APPLICATION SUMMARIES

<b>Current Project Request:</b>	\$5,648,874.00	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	0	<b>Contingent on a 2021 Bond?</b>	No
<b>Previous Matches:</b>	0	<b>Source of Match:</b>	The match, \$3,502,301.88 for this project will come from the Garfield Re-2 General Fund.
<b>Future Grant Requests:</b>	0		
<b>Total of All Phases:</b>	\$5,648,874.00	<b>Escalation %:</b>	6
<b>Affected Sq Ft:</b>	61,550	<b>Construction Contingency %:</b>	12
<b>Affected Pupils:</b>	408	<b>Owner Contingency %:</b>	10
<b>Cost Per Sq Ft:</b>	\$91.78	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$7.89	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$83.89	<b>Does this Qualify for HPCP?</b>	No
<b>Cost Per Pupil:</b>	\$13,845	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	151	<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>	4,381	<b>Bonded Debt Approved:</b>	
<b>Assessed Valuation:</b>	\$745,604,340	<b>Year(s) Bond Approved:</b>	
Statewide Median: \$108,716,681			
<b>PPAV:</b>	\$169,851	<b>Bonded Debt Failed:</b>	\$5,700,000
Statewide Median: \$173,681			
<b>Unreserved Gen Fund 19-20:</b>	\$13,317,722	<b>Year(s) Bond Failed:</b>	18
Statewide Median: \$2,880,535			
<b>Median Household Income:</b>	\$71,520	<b>Outstanding Bonded Debt:</b>	\$80,735,000
Statewide Avg: \$59,201			
<b>Free Reduced Lunch %:</b>	45.20%	<b>Total Bond Capacity:</b>	\$149,120,868
Statewide Avg: 47.28%		Statewide Median: \$21,743,336	
<b>Existing Bond Mill Levy:</b>	11.138	<b>Bond Capacity Remaining:</b>	\$68,385,868
Statewide Avg: 6.7		Statewide Median: \$13,529,004	
<b>3yr Avg OMFAC/Pupil:</b>	\$1,314.70		
Applicants Median: \$2,359			

● **Facilities Impacted by this Grant Application** ●

**TRINIDAD 1 - Trinidad HS Health, Safety & Ventilation Upgrades - Trinidad HS - Campus 1972**

District:	Auditor - Trinidad 1
School Name:	Trinidad HS
Address:	816 WEST STREET
City:	TRINIDAD
Gross Area (SF):	126,935
Number of Buildings:	3
Replacement Value:	\$32,670,118
Condition Budget:	\$20,131,766
Total FCI:	0.62
Adequacy Index:	0.16



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$4,475,812	\$4,149,877	0.93
Equipment and Furnshings	\$887,566	\$959,424	1.08
Exterior Enclosure	\$4,933,909	\$2,140,807	0.43
Fire Protection	\$305,224	\$1,180,842	3.87
Furnshings	\$636,554	\$15,384	0.02
HVAC System	\$6,291,360	\$5,066,535	0.81
Interior Construction and Conveyance	\$4,172,877	\$2,919,680	0.70
Plumbing System	\$2,526,318	\$2,297,977	0.91
Site	\$3,122,429	\$2,617,395	0.84
Structure	\$5,318,069	\$135,442	0.03
<b>Overall - Total</b>	<b>\$32,670,118</b>	<b>\$21,483,363</b>	<b>0.66</b>

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

**Applicant Name:** TRINIDAD 1

**County:** LAS ANIMAS

**Project Title:** Trinidad HS Health, Safety & Ventilation 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 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 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 checked="" type="checkbox"/> Window Replacement |   |
| <input type="checkbox"/> CTE: N/A            |  | <input type="checkbox"/> Other:                        |   |

## General Information About the District / School, and Information About the Affected Facilities:

### DISTRICT OVERVIEW

The Trinidad School District was established in 1866 (ten years before Colorado was granted Statehood) and is the oldest school district in the State of Colorado. From 1872-1932, the Trinidad School District 1 (“TSD1”) was just one among the 131 other school districts in Las Animas County. Despite the breadth of other school districts in Colorado, Trinidad School District 1 was the first school district in the state of Colorado to be accredited by the North Central Association of Secondary Schools.

At present, the district is made up of Fisher’s Peak Elementary School (in 2020 the district closed Eckhart Elementary School in a strategic facilities consolidation plan), Trinidad Middle School, and Trinidad High School, with a total enrollment of 953 students.

### AFFECTED FACILITIES

The Trinidad High School complex, comprised of A Building, B Building, and Donnelly Gymnasium. The educational classroom spaces of the high school was divided into two buildings: A Building providing the primary classroom spaces, and B Building primarily intended for industrial arts and vocational courses. B Building was not large enough to include auto mechanics, which remains in a separate building adjacent to the present middle school.

### CURRENT MAINTENANCE PROGRAM

TSD1 employs two full-time maintenance staff with support by a nine full-time custodial staff to manage the operations and maintenance in the district. This dedicated maintenance team, although understaffed, is led by TSD1’s Facilities Director Jeff Roybal who himself is a native of Trinidad, CO, a graduate of TSD1’s Class of 1995, and the devoted parent to two current TSD1 students.

Over the past year, Mr. Roybal has served the district as Director of Special Project and has lead through the successful Trinidad Middle School Renovation project that is currently nearly substantial completion, and is will reopen for classes at the start of the 2021 school year.

The responsibilities of the district’s maintenance team include performing routine maintenance on the interior and exterior of each building, maintaining athletic facilities and preparing for athletic events, and seasonal mowing and snow removal at each school campus.

The district operates on a “Work Order/Request for Supplies Needed” system, meaning building administrators initiate a request for specific work and/or request replenishment of supplies. This procedure assures timely response and control of supplies and is tracked through an organized recording system for inventory control and tracking as supplies are purchased and used.

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

The district also manages an annual equipment and facility maintenance program that includes general servicing of HVAC systems such as changing out of filters, replacing parts, and thorough inspection in accordance with manufacturers' recommendations.

## ACADEMICS AND EDUCATIONAL PROGRAMMING

Trinidad School District 1 helps K-12 students develop life skills relevant to their community and the world. The district prepares students to enjoy and excel in academics, arts, and extracurricular activities, while recognizing their civic responsibilities. Along with providing a well-rounded and diverse education, the district provides the support needed for each student to reach his or her highest academic, social, and leadership potential.

## Deficiencies Associated with this Project:

### NO INDOOR VENTILATION, SUBSTANDARD INDOOR AIR QUALITY & FAILURE OF MAJOR INFRASTRUCTURE SYSTEMS

**DONNELLY GYM HVAC SYSTEM:** The high school's iconic gold-domed gymnasium, known as Donnelly Gym, is served by a grossly oversized boiler plant which provides hot water from 40-year-old atmospheric boilers to a combination of air handlers, cabinet heaters, and unit heaters. The boilers have been estimated to operate at 75% peak efficiency with decreased efficiency at part-load conditions, resulting in an average efficiency of around 65%. The pair of tremendously large atmospheric boilers each provide 8,869 MBH (a measurement of heat output), which is excessive for a building of only 43,000 square feet. The system was originally designed to also condition A Building, but the building was removed from the system in 2006 when A Building received a packaged rooftop HVAC system. As a result, the boilers have an abundance of unnecessary heating capacity, and are no longer an appropriate system for the building.

The domed stadium creates a large volume of interior space, which is heated by three hot water air handlers located along the stadium perimeter. Due to the height of the dome ceiling and high volume of interior space, most of the supplied hot air rises to the top of the dome which forces the air handlers to run excessively in order to keep the lower occupied space at the heating set point. To mitigate the issue, the district suspended de fans from the ceiling, but they routinely broke down and repairing them was difficult due to their height and inaccessibility. The result of this wasted supply of hot air is an excessive utility expenditure coming out of our strained operations fund.

A larger concern, though, is the lack of ventilation in the gymnasium locker rooms and wrestling room, where exhaust fans have now completely failed and there is currently no system to provide these spaces with consistent ventilation air. Due to the high humidity that can occur in these spaces, this has become a serious safety risk. Without adequate ventilation, dangerous strains of mold and bacteria can quickly grow in these spaces. Unfortunately, the substandard ventilation throughout the other facilities is commonplace, and threatens our ability to provide educational adequacy and programming.

**B BUILDING COMPREHENSIVE HVAC SYSTEM DEFICIENCIES:** The B Building is conditioned by a 23-year-old low-efficiency atmospheric gas boiler located in a basement mechanical room provides hot water through a hydronic loop to cabinet heaters through a 2-pipe system, which is nearly 50 years in age. The wood and metal shops, as well as the choir and band rooms each have their own air-handling units that are served by this boiler system. All major HVAC equipment, and most secondary system components, are in poor condition or have reached the point of complete failure.

Although this system is simple in nature, it is the source of year-round comfort issues and a consistent stream of maintenance problems, throughout every square foot of this facility. It has been a persistent source of stress on our students, teachers, and strained Maintenance Staff for as long we can remember. The spaces in the B Building do not receive any ventilation air. Current mechanical code requires a minimum of 10 cfm/student and 0.05 cfm/sf., meaning the entire volume of air inside occupied spaces should generally be replaced with outside air every about every 20 minutes, all things being equal.

The lack of ventilation air in B Building is a result of, not only the antiquated equipment, but a poorly designed and outdated HVAC system. The issue that exemplifies the deficient design is that the system does not reliably heat the spaces when the outdoor air intakes are open, which forced former facilities staff to close off the outdoor air intakes of the cabinet heaters some year ago. Moreover, the district staff cannot rely on Johnson Controls building automation system that is meant to modulate the outdoor air dampers and protect the hot water coils from freezing during cold weather. This building automation system (BAS) was installed in the B building during the 1993 renovation, but it is obsolete and no longer

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

supported. A districtwide replacement of this system has already begun with the 2019 Trinidad Middle School Renovation Project, and we have already planned to expand that solution to Trinidad High School in this next phase of work.

The current system's complete lack of resiliency in infection control is not only an issue in our collective current state of affairs but falls short of any baseline standards for proper indoor air quality. Proper ventilation air is crucial for maintaining a healthy indoor environment, so resolving this unacceptable problem is a pressing need for the health and safety of our students, teachers and staff.

To effectively resolve the issues of deteriorating equipment and poor ventilation, several options for replacement and upgrade of the HVAC systems have been proposed and assessed. In any solution, the new systems must be comprehensive, must prioritize high standards for effective ventilation air, must drastically increase efficiency and will meet the expectations for a healthy education environment.

**SINGLE-PANE EXTERIOR WINDOWS (A & B BUILDING):** The exterior windows located in the B Building are steel-framed single-pane storefront windows and are original to the high school's 1972 construction. The exterior windows of A Buildings are steel-framed single-pane storefront windows that were installed in 1993 and are similar to the low-quality windows selected for the middle school in that same project. The A Building window system have exceeded their useful life, showing consistent points of failure and are due for replacement. In both cases, the school faculty have expressed their concern about the windows' safety and the thermal comfort issues they cause. Poor performance of the exterior fenestration impacts building comfort and mechanical system efficiency on a day-to-day basis. The district needs to replace these with a modern window system that provides proper thermal comfort and a suitably sealed building envelope. We need to replace these windows to effectively justify the investment of new HVAC systems. The new windows will ensure the systems are correctly sized during the design process.

**NOTABLE SCIENCE LAB, WOOD SHOP VENTILATION & EXHAUST DEFICIENCIES:** Additional concerns that we have prioritized as immediate needs relate to the specialty exhaust and ventilations systems and equipment in our wood and metal shops, as well as our science lab. In order to safely conduct science and shop classes, it is our responsibility to ensure the safest possible environment, which includes maintaining functional, and effective ventilation and safety equipment unique to these spaces. The vent hood is a critical exhaust system is crucial for utilizing the lab for chemistry. Unfortunately, it is no longer functional and has been decommissioned from use. This exhaust system failure also means there is not proper exhaust ventilation for the chemical storage areas of the chemistry lab. Until this health and safety issue is resolved, the district's is unable to provide the full extent of educational programming opportunities in this course.

Another critical system in need of complete replacement is the original dust collection system in the wood shop of B Building. It is an increasing maintenance burden that can no longer be relied upon as a critical component to the safety of the vocational program. Likely due to its antiquated nature and decades of heavy use, it is no longer providing an acceptable level of performance needed to effectively remove dust and assist in maintaining the standards of proper indoor air quality in the classroom.

**ELECTRICAL DISTRIBUTION & CAPACITY:** The main distribution panel in the B Building is original to the 1972 construction, is in poor condition and no longer able to handle the future electrical needs of this portion of the high school. The main breaker is rusted and has locked open - in the event of an electrical emergency in the B Building, the maintenance staff will need to shut off power to all three buildings by rushing off premise to close the main shut-off switch. This is a serious code violation and safety risk. The main distribution panel also has very limited panel capacity. It should be replaced with a new panel with expanded capacity to handle additional loads and prevent the breaker from tripping.

**OPERATIONS & MAINTENANCE (O&M) & HIGH ENERGY CONSUMPTION DEFICIENCIES:** A majority of the lighting fixtures in our facility consist of highly inefficient 32-watt T8 linear fluorescent lamps with electronic ballasts. This technology is now obsolete by most standards and is another impactful opportunity for our district to ease some of the strain on our operations budget by reducing utility costs and eliminating maintenance costs associated with a ballasted lighting system. The district has already begun the conversion to LED fixtures with the Trinidad Middle School Renovation and are reliant on continuing this effort to Trinidad High School in order meet our goals of district facility and financial master plan.

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**B BUILDING ROOF BEYOND USEFUL LIFE:** The B Building also has a ballasted built-up roof installed in 1998. It is in poor condition, and at 23 years old it is need of immediate replacement. The existing membrane under the rock ballast is deteriorating to the point of failure. A steady procession of leaks into the interior classrooms and hallways results in additional damage that must then be addressed by our facilities staff and operations budget. Given the current condition of the roof, a new roofing system with installation to last 20+ years is desired. Various roofing system options outlined below have been evaluated to optimize life-cycle cost.

**ORIGINAL 1972 PLUMBING FIXTURES:** The plumbing fixtures in the school restrooms are standard flow type. The toilet flush valves have a standard flush volume of approximately 1.6 gallons per flush (gpf), consuming marginally more than modern 1.28 gpf fixtures. The lavatory sinks have a standard 2.2 gallon per minute aerator. Urinals were observed to be 1.0 gpf. Additionally, the showers in the Donnelly Gym locker rooms have reach the point of failure. The water to the showers is turned off because of frequently broken and leaking fixtures.

**SECURED ENTRY & BUILDING ACCESS VULNERABILITIES:** The main entrance to Trinidad High School is through a set of double doors located on the south side of the A Building. These entry doors are accessible to non-district personnel through a video and voice-controlled system located at the reception desk in the office located around the corner from the entry door. Visitors are instructed through the intercom system and posted signage to immediately proceed to the central office once they have been admitted through the locked doors of the main entrance. However, visitors are admitted into the school's main central corridor where they have immediate and unabated access to the entirety of Trinidad High School from that point. Visitors must walk only a short distance and take their first left to arrive at the central office, as instructed, but this first intersection of main corridors provides a clear pathway in all directions from the centrally located point in the high school. This entry layout is not secure. A new entry vestibule should be installed that restricts access to the school and provide a safer means of controlling entry and coordinating visitors with the central office.

### **Diligence Undertaken to Determine the Deficiencies Stated Above:**

The TSD1 development team is collective of professionally-licensed design and construction professionals that have worked together and alongside our district for nearly 4 years. The core group includes architects (AIA, LEED AP BD+C) from Anderson-Hallas, structural engineers (P.E) from JVA Consulting Engineers, mechanical engineers (P.E), electrical engineers (P.E.) and professional construction managers from Willdan Group, Inc., all of whom are licensed in the State of Colorado and decades of combined industry experience. Moreover, nearly all have focused their careers specifically on the renovations of existing facilities, historic preservation, and the public sector clients.

Beginning in 2017, the district underwent a comprehensive strategic planning and facility master planning effort to assess all district facilities and identify and prioritize the deferred maintenance and facility needs for both the short- and long-term. The deficiencies described above were included in this initial FMMP and have been updated annually.

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

**GYM HVAC SOLUTION - COMPREHENSIVE BOILER PLANT UPGRADE:** This solution includes the replacement of the two oversized and failing hot-water boilers serving the gym. The existing hot-water boilers will be replaced with two, small high-efficiency, natural-gas fired condensing boilers. The installation of the condensing boilers will allow for the heating system to operate at efficiencies of 90%. Additionally, new hot water pumps, expansion tanks, air separators, piping, valves, and piping will be installed along with the boilers. The end result will be a complete central plant that is equipped to provide the gym with reliable and efficient heat for the next 25 years.

The new boiler plant would come equipped with sequencing controls programmed to operate multiple boilers for optimal system efficiency. This optimally efficient operation would include staging the boilers to maximize the number of boilers operating while minimizing their firing rates. Energy is saved by maximizing the time each boiler operates in its peak efficiency range.

**B BUILDING: NEW SINGLE-ZONED PACKAGE ROOFTOP HVAC SYSTEM:** Through a collaborative decision-making process informed by our own operational understanding of our buildings, the technical assessments and recommendation of our consulting engineers, qualitative input of the district's facilities teachers and staff, it is determined that the clean-slate design

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

and implementation of Single-Zoned, Natural Gas/DX Packaged Rooftop Units (RTUs) provides the best long-term solution for B Building and is most in line with our district wide strategic plan.

A new HVAC system of individually zoned high efficiency rooftop units will provide the holistic solution needed at B Building, by resolving the issues created from operating and maintaining four separate systems types, aging mechanical equipment, and the poor indoor air quality from insufficient outside air ventilation. The system will be designed with individual temperature control to provide heating and cooling throughout the year to all classrooms, offices, corridors and common areas. New high-efficiency rooftop units be correctly designed to provide the proper amount of ventilation air to each space throughout the building as required by code and modern standards for education environment. They will also be specified to incorporate variable air volume (VAV) strategies, multiple stages or variable speed compressor technology, and other energy efficient specifications.

New ducted distribution infrastructure will be installed above ceiling throughout the school. Efficiencies in the cost of work, construction schedule and other economies of scale such as demolition and contractor remobilization will be achieved in conjunction with the planned roof replacement and new drop ceiling projects. This project will also create uniformity of systems and equipment across the A & B Buildings, which allows our maintenance staff to more effectively maintain, service, order and store parts, budget for and replace mechanical equipment across Trinidad High School going forward. This results in financially sound proactive upkeep, longer system performance and tangible budget savings.

With the modern high efficiency rooftop units serving all spaces, we will decommission and demolish the boiler system, eliminating the use of this system in its entirety. The results of this project will drastically change the comfort of the educational environment and ensure the appropriate outside air ventilation to each space, while reducing our electrical and natural gas usage for additional ease on our operations budget. In simpler terms, this will maximize operational efficiency, system reliability, and an improvement to the educational environment and building occupants.

**SCIENCE LAB/WOOD SHOP EXHAUST & VENTILATIONS SOLUTIONS:** The science lab will receive a comprehensive hood exhaust system replacement which will immediately provide the tools necessary to give the students the complete educational program adequacy. This includes the demolition of all the existing equipment and the installation of a code compliant point of capture exhaust fume hood exhaust system. An exhaust fan will be installed in the chemical storage room to ensure dangerous chemicals do not accumulate the space. A make-up air unit will also need to be installed atop the science lab in conjunction with the exhaust fans. The fresh make-up air will provide the lab with consistent ventilation while also ensuring the air balance in the space remains neutral. Without make-up air, the exhaust fans would negatively pressurize the building causing excessive infiltration and high heating costs in the winter.

The wood shop will receive a state of the art industrial grade dust collection system, on par with the program we are capable of offering our students. The system will quickly remove dust from the woodworking equipment by utilizing continuous airflow performance technology, a heavy gauge steel cyclone separator, and high quality filtration that captures 99.9% of the most dangerous particles. Additionally, the system will be interlocked with the equipment to automatically start when any connected machinery is activated.

**EXPAND NEW DISTRICT BAS SYSTEM TO TRINIDAD HIGH SCHOOL:** A new building management system (BAS) will be installed in conjunction with the new HVAC systems, and expand upon new BAS system recently implemented at Trinidad Middle School, further centralizing the operations of the district mechanical systems. These systems can be controlled from a central interface and will have mobile accessibility for authorized staff. Equipment will be scheduled to setback the space temperature, and close outside air dampers to reduce heat loss and usage during unoccupied periods. More advanced control sequences will be implemented, such as demand controlled ventilation (CO2 control), variable volume pumping, supply air temperature reset, static pressure reset, and optimal start. These strategies and sequences are aimed at optimizing comfort, ventilation, and efficiency of the new system.

**ELECTRICAL DISTRIBUTION SYSTEM UPGRADES:**

1. Replace MOP and Expanded Electrical Capacity in B Building: This includes new electrical switchgear, panelboards, and feeders to support the new HVAC equipment. New components and construction will satisfy all code requirements.

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2. Expanded Electrical Capacity in the Gym: This includes new circuits, panelboards, and feeders as necessary to support the new HVAC equipment.

3. Expanded Electrical Capacity in the A Building: This includes new circuits and feeders as necessary to support the LED lighting and improvements to the science lab.

**REPLACE ORIGINAL WINDOW SYSTEMS:** Replacement and new seals at exterior fenestrations in conjunction with a new HVAC system would provide a significantly improved environment for the students, provide strategic cost advantages and maximizes efficiencies in the performance and operation of a central heating and cooling system. Demolition, replacement and weatherization of all single-paned exterior window systems of both A & B Building will secure the points of exit and egress and improve of the thermal comfort of building occupants. Modern window systems have better thermal performance than older systems, because of double panes, thermal-break technology in their frames, and low-emissivity coatings on glass. A thermal break means that there is no contiguous metal conductor to carry heat from one side of the building envelope to the other.

With new windows many benefits will be made for the building occupants, including improved air quality when combined with the updated mechanical system and more consistent working environments which in turn allows less distraction and a better learning environment for students and staff. 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.

**B BUILDING ROOF REPLACEMENT:** Various roofing system options were evaluated to select a solution with the lowest life-cycle cost, and as a result, the installation of a new TPO roofing system with a life-span of 25+ years is recommended. Due to the age of the existing roof and the number of identified issues, including prevalent evidence of water penetration, it is recommended that a new roof total layover be undertaken. The ballast on the current roofing system will be removed, and the existing membrane prepped for layover. A half inch cover board shall be installed with a 60 mil TPO membrane mechanically fastened over the top. All fasteners shall be non-exposed and new roof components, including but not limited to, flashing, penetrations, boots, pitch pans, etc., shall be fabricated and installed to a 20-Year NOL Warranty specification.

A TPO single ply system is preferred for this region and climate due to its unique performance characteristics. A TPO roofing system will allow for consistency throughout the roof plane and yield the equivalent of a single monolithic system once installed. New metal coping caps and flashing will be fabricated. Walkway pads will be utilized at all traffic intensive locations such as AC access panels, roof entrances and exits.

**NEW LAY-IN CEILINGS (B BUILDING) & LED LIGHTING FIXTURE REPLACEMENTS (A & B BUILDING):** In conjunction with the comprehensive HVAC and roof replacement taking place in B Building, which will require the removal of the existing tile and grid and flush-mounting fluorescent light fixtures, we have budgeted to replace this area of the high school with a new clean grid and tile and LED lighting fixtures when these systems are reinstalled. The LED lighting fixture replacements will also include all fixtures in the A Building, where the original fixtures have become a discomforting eye sore and routine maintenance problem to keep them decently clean and in workable condition. Upon completion of this project, 85% of Trinidad School District 1 facilities will be LED, advancing a major benchmark of our strategic plan and financial goals of reducing our operating budget for the long-term sustainability of our district.

**PLUMBING FIXTURE REPLACEMENTS:** The district sees an opportunity to resolve this deficiency in a sweeping manner with a comprehensive plumbing fixture replacement project that includes all toilets, urinals, sinks and locker rooms shower faucets and hardware, throughout the bathrooms of three THS facilities. New fixtures in all possible applications will be touch-less in order to support our goal of maintaining a safe and healthy educational environment. Fixtures in every application will also specified to low flow standards.

**NEW SECURED ENTRY VESTIBULE:** A secured (enclosed) vestibule will be added to the main entry. The secure vestibule will be created by adding a new interior wall with a second set of double (secured) doors to one of the main hallway intersections. The existing exterior wall will remain, along with the double entry doors as they are currently secured and have accessible



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door hardware. The new vestibule will have security camera coverage and live monitoring, and a secure pass-through window into the school office.

The school's reception office will be extended from its current location eastward, allowing for a direct line of sight into the new vestibule. A staff person in the school office will be able to talk to visitors face to face via the pass-through window, without allowing them further access to the interior of the high school. The 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, by providing the and additional contained secured entry.

### **Due Diligence Undertaken in Defining the Stated Solution:**

The master planning team worked closely with the district staff over multiple years to produce a strategic and actionable facility master plan. The detailed process consisted of four key steps: 1) understand the facility conditions, 2) develop solutions to address facility deficiencies through a life cycle cost decision making framework, 3) work with contracting partners to develop accurate cost estimates for the proposed solutions, and 4) strategically prioritize the solutions to produce a recommended project. At each step in the process, the master planning team utilized the feedback of licensed industry experts, engaged key stakeholders in the school community, and ensured all recommended solutions incorporated the appropriate codes and standards.

### **UNDERSTANDING FACILITY CONDITIONS**

Licensed professional engineers and architects from the master planning team conducted multiple building audits over a three year period to fully understand the existing conditions of each building. Additionally, the team incorporated the content of the CDE Facility Assessment into their plan to ensure a full accounting of the buildings was done. The fresh air that is currently being supplied to the buildings was compared against the code standard of ASHRAE 62.1 to determine if the ventilation needed to be improved. Finally, certified energy managers on the team analyzed the utility expenditure of the buildings to determine the potential for saving energy and reducing greenhouse gas emissions.

### **DEVELOP RESPONSIBLE SOLUTIONS THROUGH A LIFECYCLE COST APPROACH**

The master planning team worked collaboratively with the district stakeholders to develop solutions that address the facility deficiencies. These solutions were developed with a lifecycle cost approach in mind. This approach evaluates potential solutions by looking at their first cost, maintenance costs, capital costs, utility costs, and qualitative factors over a 25 year period. The master planning team and district feel strongly that a life cycle cost framework illuminates the most responsible long term solutions. As a consequence of the COVID-19 pandemic, the Center for Disease Control produced a multi-step checklist for opening schools and ensuring educational facilities have greater resiliency in the event of future outbreaks. The recommended HVAC and building control solutions will allow the district to follow this checklist.

### **DEVELOP ACCURATE BUDGETS FOR SOLUTIONS**

The master planning team engaged reputable contracting partners to provide pricing validation on the proposed solutions. Additionally, the team filled in any gaps in the sub-contractor budgets by utilizing their extensive internal database and extensive general contracting experience in the region. The end result are project budgets that are realistic and complete.

### **STRATEGICALLY PRIORITIZE THE SOLUTIONS TO RECOMMEND A PROJECT FOR IMPLEMENTATION**

From the beginning, the goal of the master planning team was to help the district develop a roadmap for strategically tackling their facility needs. The team worked closely with the district to highlight critical life safety deficiencies that need to be addressed, find opportunities for synergistic projects, and navigate challenging budget constraints. The end result is a recommended project that gives the district confidence they are moving in the right direction.

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

The deficiencies that warrant a true sense of urgency is by far and away the HVAC Systems in both B Building and Donnelly Gym described in this application. Their expansive impact to the health and safety of our students and teachers, debilitating effect to our operations budget and comprehensive needs of the outlined in this application are most urgent.

If Trinidad School District is unable to adequately fund the needed improvements to Trinidad High School, these major deficiencies will continue their day-to-day negative impact on the health, safety, and overall educational experiences of our

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students. Without additional funding, the District is past the point where interim improvements can have a positive effect on these system's operation or effectiveness. These issues need to be addressed in a comprehensive manner. 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 and safety of our students – as well as the learning of our students – and all improvements must be addressed immediately and holistically.

Our pursuit of addressing Trinidad High School is a continuation of our overarching commitment to improving the entirety of our district facilities, stabilizing our operating budget for the long-term financial health of the district, getting our from under crippling deferred maintenance and committing a proactive capital renewal plan to ensure we never go back.

**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

In our previous grant application, submitted for the Trinidad Middle School Renovation Project, the district committed to including a minimum of \$225 per student per year in new funding allocated to the district's Capital Renewal Budget, which is estimated to be upward of \$200,000 in funds. Of these funds, \$75,000 was earmarked and dedicated specifically towards the Preventative Maintenance Plan of the projects and major components at Trinidad Middle School.

Our underlying long-term strategic plan anticipated addressing urgent needs at Trinidad High School as a critical next step in this plan, and so our financial commitment to capital renewal was made in anticipation of needing to create a healthy fund balance to proactively support the improvements of both Trinidad High School and Trinidad Middle School in the near-term, and the future proactive capital improvements of Fisher's Peak Elementary School.

If we are able to complete these improvements, we will allocate another \$75,000 of this capital renewal budget specifically to be dedicated towards the preventative maintenance of these projects, as well as the other planned THS facility needs that are not included in this grant application. The total anticipated investment is estimated to be \$7.5 million in total project funds for Trinidad High School. This budget will maximize the life of the project and ensure funding for future replacement costs.

### PREVENTATIVE MAINTENANCE PLAN

Once these major systems are replaced, budgeted funds currently used in a reactive manner will be reallocated into a meticulous Preventative Maintenance Plan, specific to Trinidad High School. The proactive upkeep of these major systems will include regular seasonal servicing and inspections, filter replacement, and cleaning, and will build additional cash reserves for unexpected repair such as parts replacement after warranties expire.

Additional annual net operational savings are expected as a result of our current and future O&M costs, and these funds will remain in the district's operations and maintenance budget to be allocated to proactive measures, addressing deferred maintenance, and increased support for TSD1 Maintenance Staff.

We have submitted as a supplemental document the details anticipated maintenance expenditures for proactive upkeep, both professionally and in-house, of this project's major systems. This has been used during our financial planning to this point as a basis for a Preventative Maintenance and Capital Renewal Plan. Based on this due diligence, the district is planning for committed annual expenditures of \$14,479.44/yr., conservatively, specifically towards these major systems.

### SYSTEMS COMMISSIONING

New HVAC and control systems installed will also undergo a rigorous commissioning process, which ensures that common operational issues are identified and remedied before installing contractors leave the site. The process certifies 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, result in a more comfortable building, and pass far fewer issues on to the customer post-construction.

### OWNER TRAINING OF NEW SYSTEMS

District staff will receive dedicated training, support and on-boarding of the new HVAC and Building Management Systems

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during and after the project. Periodic onsite training and education will be provided by the design professionals throughout the project to help our staff gain familiarity with the operations and maintenance responsibilities. Formal training sessions will be provided by design engineers and installing trade contractors when systems are fully operational. On-going training and support may be required to ensure that our staff receives the proper knowledge of the system's operations, maintenance, repairs and replacement responsibilities.

**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:**

Trinidad High School building complex, comprised of A Building, B Building, and Donnelly Gymnasium were completed in 1972. It was determined that the construction of a new high school was the best choice while converting the "original" high school building into what is now Trinidad Middle School.

The A building is 55,364 square feet and contains a majority of the classrooms, the library, cafeteria, kitchen, and central office. The adjacent B building is 23,930 square feet and contains the classrooms specific to the industrial arts and vocational courses including the wood shop, art classrooms, machine shop, choir and band rooms, and pre-kindergarten classroom. Donnelly Gym, recognizable by its iconic gold dome is a 43,120 square feet stadium gymnasium.

**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 only a handful of notable capital improvements made to THS since its 1972 construction, most notably and most recently being the 2006 HVAC system replacement in the A Building, which included removing this facility from the large boiler plant that still serves Donnelly Gymnasium to this day.

There have been no capital improvements made to Trinidad High School in the last three years. Although we have certainly struggled to keep pace with the compounding deferred maintenance of our aging facilities, alongside a majority of fellow Colorado K-12 Public School Districts, the last three years have aligned with the start of our community's renewed commitment in pursuing major capital improvements through a long-term strategic plan. The first step in this plan prioritized the comprehensive renovation of Trinidad Middle School, a project that could not have been accomplished without the support of the CDE and BEST Grant Committee in 2019-20.

Now, as planned, we are continuing our long-term plan by prioritizing critical and imminent facility needs at Trinidad High School. This major next step in our path to a sustainable district and vision for the future is outlined and detailed throughout this grant application.

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

In 2019, the Trinidad Community overwhelmingly approved a 2019 ballot issue for a General Obligation Bond to fund our previously award BEST Grant for the Trinidad Middle School Renovation project, as well as an additional \$2.9 Million to be used specifically on the critical needs of Trinidad High School. This demonstrated support from our community has been critical to staying on track with our long-term strategic plan and vision for Trinidad School District 1. With these funds dedicated for Trinidad High School, we were able to advance our strategic plan and this critical next step. We have committed a portion of these funds as our district match for this current BEST Grant Cycle, but the entire amount of funds will be used for additional THS facility needs.

Additionally, in order to resolve financial challenges related to our facilities, the district's Board of Education made the difficult, but necessary decision to no longer utilize Eckart Elementary School facility and consolidate our district facilities from four to three. Our commitment to assess our space utilization and associated financial commitments to our facilities helped guide this decision-making process, and it will result in a more efficient use of our district facilities, buses, and other utility and operational expenses.

We are proud to note that we were able to accomplish a facilities consolidation without cutting any teacher or staff positions, or any educational programming.

**How do you budget annually to address capital outlay needs in your district/charter? Include \$/FTE for the prior fiscal year:**

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During 2018-2019 Fiscal Year, approximately \$225/FTE was spent by the district towards capital outlay projects, which were primarily made up of emergency repairs and reactive upkeep of current systems.

To best prepare for the upcoming year's capital projects and facility needs, the district collaborates with our Head of Facilities and maintenance personnel, administrators, principals, 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?**

Utility expenses for Trinidad High School & Donnelly Gym from September 2019 through September 2020 were as follows:

Natural Gas: \$31,258

Electricity: \$37,.682

Water: \$8,752

A detailed eQuest Energy Model utilizing 24 months of THS utility cost data, rates and usage estimates the following energy reductions as an outcome of this project: \$10,713/y reduction resulting from LED Lighting, \$1,424/y reduction resulting from Gym Boiler Plant, and \$5,748/y penalty resulting from added cooling to B Building. The net THS Utility Cost Savings of \$5,748/y will be allocated to the preventative maintenance.

**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>	\$3,622,359.84	<b>CDE Minimum Match %:</b>	34.00
<b>Current Applicant Match:</b>	\$1,866,064.16	<b>Actual Match % Provided:</b>	34
<b>Current Project Request:</b>	\$5,488,424.00	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	0	<b>Contingent on a 2021 Bond?</b>	No
<b>Previous Matches:</b>	0	<b>Source of Match:</b>	
<b>Future Grant Requests:</b>	0	Cash Match, utilizing funds from 2019 voter-approved general obligation bond which specifically allocated funds for capital improvements to Trinidad High School.	
<b>Total of All Phases:</b>	\$5,488,424.00	<b>Escalation %:</b>	6
<b>Affected Sq Ft:</b>	122,414	<b>Construction Contingency %:</b>	12
<b>Affected Pupils:</b>	200	<b>Owner Contingency %:</b>	5
<b>Cost Per Sq Ft:</b>	\$44.83	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$6.80	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$38.03	<b>Does this Qualify for HPCP?</b>	Yes
<b>Cost Per Pupil:</b>	\$27,442	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	612	<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

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## Financial Data (School District Applicants)

<b>District FTE Count:</b>	785	<b>Bonded Debt Approved:</b>	\$11,040,260
<b>Assessed Valuation:</b>	\$129,758,370	<b>Year(s) Bond Approved:</b>	19
Statewide Median:	\$108,716,681		
<b>PPAV:</b>	\$166,332	<b>Bonded Debt Failed:</b>	\$4,750,000
Statewide Median:	\$173,681		
<b>Unreserved Gen Fund 19-20:</b>	\$1,950,081	<b>Year(s) Bond Failed:</b>	18
Statewide Median:	\$2,880,535		
<b>Median Household Income:</b>	\$38,405	<b>Outstanding Bonded Debt:</b>	\$12,535,260
Statewide Avg:	\$59,201		
<b>Free Reduced Lunch %:</b>	67.80%	<b>Total Bond Capacity:</b>	\$25,951,674
Statewide Avg:	47.28%	Statewide Median:	\$21,743,336
<b>Existing Bond Mill Levy:</b>	4.266	<b>Bond Capacity Remaining:</b>	\$13,416,414
Statewide Avg:	6.7	Statewide Median:	\$13,529,004
<b>3yr Avg OMFAC/Pupil:</b>	\$2,626.15		
Applicants Median:	\$2,359		

● **Facilities Impacted by this Grant Application** ●

**MOFFAT COUNTY RE:NO 1 - DW Roofs, Windows, and Drainage - Early Childhood Center - 1985**

District:	Auditor - Moffat County RE-1
School Name:	Early Childhood Ctr/Admin
Address:	600 Texas Avenue
City:	Craig
Gross Area (SF):	38,539
Number of Buildings:	3
Replacement Value:	\$13,053,813
Condition Budget:	\$6,204,582
Total FCI:	0.48
Adequacy Index:	0.13



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,417,006	\$1,666,835	1.18
Equipment and Furnishings	\$197,521	\$246,902	1.25
Exterior Enclosure	\$1,741,629	\$314,320	0.18
Fire Protection	\$13,618	\$14,388	1.06
HVAC System	\$1,637,769	\$105,062	0.06
Interior Construction and Conveyance	\$2,418,170	\$1,641,852	0.68
Plumbing System	\$558,019	\$546,871	0.98
Site	\$1,734,292	\$1,668,353	0.96
Structure	\$3,335,789	\$0	0.00
Overall - Total	\$13,053,813	\$6,204,583	0.48

**MOFFAT COUNTY RE:NO 1 - DW Roofs, Windows, and Drainage - Maybell ES - 1948**

District:	Auditor - Moffat County RE-1
School Name:	Maybell ES
Address:	72 HAYNES AVENUE
City:	MAYBELL
Gross Area (SF):	5,910
Number of Buildings:	1
Replacement Value:	\$1,834,141
Condition Budget:	\$1,469,366
Total FCI:	0.80
Adequacy Index:	0.21



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$232,042	\$279,886	1.21
Equipment and Furnishings	\$39,504	\$49,380	1.25
Exterior Enclosure	\$374,726	\$185,914	0.50
Fire Protection	\$323	\$0	0.00
HVAC System	\$80,379	\$87,475	1.09
Interior Construction and Conveyance	\$432,685	\$225,681	0.52
Plumbing System	\$81,270	\$97,104	1.19
Site	\$437,375	\$534,573	1.22
Structure	\$155,837	\$9,350	0.06
Overall - Total	\$1,834,141	\$1,469,363	0.80

● **Facilities Impacted by this Grant Application** ●

**MOFFAT COUNTY RE:NO 1 - DW Roofs, Windows, and Drainage - Ridgeview ES - 1981**

District:	Auditor - Moffat County RE-1
School Name:	Ridgeview ES
Address:	600 WESTRIDGE ROAD
City:	CRAIG
Gross Area (SF):	36,140
Number of Buildings:	1
Replacement Value:	\$10,494,953
Condition Budget:	\$5,159,693
Total FCI:	0.49
Adequacy Index:	0.19



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,343,749	\$1,173,437	0.87
Equipment and Furnishings	\$172,067	\$215,084	1.25
Exterior Enclosure	\$965,643	\$163,061	0.17
Fire Protection	\$1,976	\$0	0.00
HVAC System	\$1,181,369	\$90,280	0.08
Interior Construction and Conveyance	\$1,834,601	\$1,191,642	0.65
Plumbing System	\$464,949	\$405,314	0.87
Site	\$2,111,220	\$1,920,878	0.91
Structure	\$2,419,379	\$0	0.00
Overall - Total	\$10,494,953	\$5,159,696	0.49

**MOFFAT COUNTY RE:NO 1 - DW Roofs, Windows, and Drainage - Sandrock ES - 1964**

District:	Auditor - Moffat County RE-1
School Name:	Sandrock ES
Address:	201 EAST 9TH
City:	CRAIG
Gross Area (SF):	45,597
Number of Buildings:	1
Replacement Value:	\$12,592,497
Condition Budget:	\$5,584,166
Total FCI:	0.44
Adequacy Index:	0.20



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,269,721	\$942,276	0.74
Equipment and Furnishings	\$308,422	\$65,432	0.21
Exterior Enclosure	\$1,577,492	\$148,119	0.09
Fire Protection	\$351,306	\$436,017	1.24
Furnishings	\$234,567	\$293,209	1.25
HVAC System	\$2,481,720	\$468,876	0.19
Interior Construction and Conveyance	\$1,926,700	\$1,824,769	0.95
Plumbing System	\$750,545	\$542,340	0.72
Site	\$1,759,322	\$838,560	0.48
Structure	\$1,932,702	\$24,570	0.01
Overall - Total	\$12,592,497	\$5,584,168	0.44

● **Facilities Impacted by this Grant Application** ●

**MOFFAT COUNTY RE:NO 1 - DW Roofs, Windows, and Drainage - Sunset ES - 1955**

District:	Auditor - Moffat County RE-1
School Name:	Sunset ES
Address:	800 WEST 7TH STREET
City:	CRAIG
Gross Area (SF):	39,867
Number of Buildings:	1
Replacement Value:	\$13,407,575
Condition Budget:	\$7,752,676
Total FCI:	0.58
Adequacy Index:	0.24



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,364,716	\$1,406,780	1.03
Equipment and Furnishings	\$345,262	\$8,179	0.02
Exterior Enclosure	\$2,184,675	\$1,087,179	0.50
Fire Protection	\$2,180	\$511,199	234.53
HVAC System	\$1,800,124	\$168,541	0.09
Interior Construction and Conveyance	\$3,445,613	\$1,806,924	0.52
Plumbing System	\$521,557	\$427,849	0.82
Site	\$2,598,944	\$2,847,223	1.10
Structure	\$1,144,506	\$0	0.00
Overall - Total	\$13,407,575	\$8,263,874	0.62

**MOFFAT COUNTY RE:NO 1 - DW Roofs, Windows, and Drainage - Craig MS - 2009**

District:	Auditor - Moffat County RE-1
School Name:	Craig MS
Address:	915 Yampa Avenue
City:	Craig
Gross Area (SF):	97,863
Number of Buildings:	1
Replacement Value:	\$36,669,967
Condition Budget:	\$7,182,880
Total FCI:	0.20
Adequacy Index:	0.14



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$4,053,121	\$1,999,101	0.49
Equipment and Furnishings	\$815,501	\$115,971	0.14
Exterior Enclosure	\$3,489,725	\$129,995	0.04
Fire Protection	\$1,003,312	\$0	0.00
Furnishings	\$201,649	\$252,062	1.25
HVAC System	\$7,597,059	\$586,841	0.08
Interior Construction and Conveyance	\$4,157,703	\$1,292,394	0.31
Plumbing System	\$1,737,540	\$342,632	0.20
Site	\$3,227,026	\$2,394,565	0.74
Structure	\$10,387,331	\$69,318	0.01
Overall - Total	\$36,669,967	\$7,182,879	0.20



● **Facilities Impacted by this Grant Application** ●

**MOFFAT COUNTY RE:NO 1 - DW Roofs, Windows, and Drainage - Moffat County HS - 1981**

District:	Auditor - Moffat County RE-1
School Name:	Moffat County HS
Address:	900 FINLEY LANE
City:	CRAIG
Gross Area (SF):	179,858
Number of Buildings:	2
Replacement Value:	\$58,842,134
Condition Budget:	\$34,280,232
Total FCI:	0.58
Adequacy Index:	0.15



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$7,718,909	\$8,844,243	1.15
Equipment	\$2,744	\$2,744	1.00
Equipment and Furnishings	\$1,289,762	\$1,478,651	1.15
Exterior Enclosure	\$2,957,401	\$1,275,678	0.43
Fire Protection	\$603,687	\$1,316,010	2.18
Furnishings	\$717,775	\$897,219	1.25
HVAC System	\$12,551,928	\$4,160,322	0.33
Interior Construction and Conveyance	\$10,918,987	\$6,142,052	0.56
Plumbing System	\$2,793,219	\$2,610,095	0.93
Site	\$8,229,778	\$8,869,229	1.08
Structure	\$11,057,945	\$0	0.00
<b>Overall - Total</b>	<b>\$58,842,134</b>	<b>\$35,596,243</b>	<b>0.60</b>

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

**Applicant Name:** MOFFAT COUNTY RE:NO 1

**County:** MOFFAT

**Project Title:** DW Roofs, Windows, and Drainage

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

2

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

**If Yes, please explain why:** Project did not rank within the funding limits as the BEST FY20-21 funding cycle's funds were reduced as a result of COVID-19

## 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 checked="" 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 checked="" type="checkbox"/> Window Replacement |   |
| <input type="checkbox"/> CTE:                  |   | <input type="checkbox"/> Other:                        |   |

## General Information About the District / School, and Information About the Affected Facilities:

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 2,068 preschool-12th grade students across its 4,751 square miles. Low income students comprise 48% of the student population. The school district employs 330 full and part time staff.

MCS D provides a comprehensive preschool through 12th grade educational program that is compliant with state and federal regulations. MCS D performance framework in 2019 had a rating of Accredited: Low Participation through the Colorado Department of Education for the third year in a row. As a district, we have invested significant resources in recent years into curriculum alignment work to ensure that all grade levels at all schools receive consistent and reliable standards-based education. This investment included a new early literacy program in 2017 that has shown positive results. We have also implemented the STEM curriculum Project Lead the Way in all elementary schools as of 2018 and new math curriculum at all levels was started in 2019. In 2018, Sunset received the the Colorado Governor's Distinguished Improvement Award.

Moffat County is beautiful and rich in resources. The Yampa River flows west through the county seat of Craig and meets the Green River in Dinosaur National Monument near the Utah border. US Route 40 and State Highway 13 are the only major highways; US 40 runs east-west from Craig into Utah, and Highway 13 runs north-south from Meeker, through Craig, and into Wyoming. While ranching, agriculture and tourism contribute, the county economy is largely supported by energy development including coal and natural gas. With pressure to transition to cleaner power options, the local coal mines and power plant have announced plans to close by 2030. It is critical to reinvest to keep the county schools strong and vibrant as the county transitions its economy.

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.

Moffat County School District has 12 total facilities with the summary as follows:

Craig Middle School, built in 2009/1948, 97,863 s.f., FCI: 0.10

Maybell School, built in 1948, 6,126 s.f., FCI: 0.72

Moffat County High School / HS VoAg Building, built in 1981, 179,858 / 20,885 s.f., FCI: 0.55

Ridgeview Elementary, built in 1981, 35,950 s.f., FCI: 0.46

Sandrock Elementary, built in 1964, 46,187 s.f., FCI: 0.37

Sunset Elementary, built in 1955, 39,512 s.f., FCI: 0.54

Early Childhood Education, Alternative High School and Administration, built in 1959, 40,260 s.f., FCI: 0.44

Four district maintenance facilities on the same site, metal buildings all constructed in 1972 totaling 43,400 s.f.

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

The average age of the educational facilities are 49 years old with an average FCI of 0.45.

The district is planning a bond issue with the explicit goal of “getting another generation” out of the existing facilities. While the district maintenance staff has done an admirable job in maintaining their facilities and the facilities themselves have adequate space to accommodate enrollment projections, there are significant safety and security upgrades, moisture mitigation measures (roofs, windows, site drainage) and various building components and systems that require upgrade and replacement. Unfortunately, this generational work is beyond the district’s annual operating and maintenance budgets.

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

We have identified four categories of the larger scale district wide moisture mitigation deficiencies. We will highlight the specific impacted facilities within each category.

1. Roof replacement - 2 of the existing 7 schools are in need of replacement roofs. Those schools are at MCHS and ECC. In 2018, a third party inspection recommended the full replacement of the metal roof at MCHS and ECC. A quote from that report for this inspection states the following about these two roofs, “Based on the age of the original roof, the extent of damage to the roof panels, degraded sealants, and substandard installation of the roof panels and related flashings, it is this writer’s professional opinion that both the original Tee-Lock rib panels and the Snap-Lock rib panels need to be replaced on all building sections.” The master plan findings also agree full roof replacements are necessary.
2. Exterior wall repair and protection - The master plan effort observed exterior wall damage at and Maybell and Sunset. At Maybell, the brick is deteriorating and falling off the CMU backup in large areas, allowing moisture to further damage the wall and foundation. At Sunset, the brick mortar is loose and crumbling in some areas. While the painted exterior split-faced concrete block masonry at MCHS currently appears structurally sound, the paint is cracking a peeling away from the block. This is an indication that water is getting into the exterior wall, condensing and freezing (also another indication of the need for roof replacement at MCHS). Ridgeview has a similar exterior wall as MCHS and also has some isolated areas of cracking and peeling paint, but the source appears to be related to a roof accessory deficiency that is referenced below.
3. Window repair and replacement - The district has been diligent about repairing and replacing windows as needed when they are broken or beyond their useful life. This request is to target the remaining original windows that are inefficient and/or leaking. This request includes windows at MCHS, Ridgeview, Sunset and ECC.
4. Drainage away from buildings – The exterior grade adjacent to many of the district facilities lacks positive slope to accommodate drainage away from buildings. As a result, water is causing puddles, icing, cracked concrete on sidewalks and building aprons, and potential damage to foundations. This condition exists at portions of MCHS, Sandrock, Sunset and Ridgeview and ECC. Sandrock and Ridgeview also have an additional deficiency that compounds the problem of drainage away from those buildings. Both schools lack appropriate gutters, downspouts and/or splash blocks to ensure positive drainage away from the buildings.

## **Diligence Undertaken to Determine the Deficiencies Stated Above:**

The district has completed several site and building walks with architects, engineers, Board of Education members, school and district administration as part of its master planning process. The district also engaged a third party inspector to review all metal roofs in the district. These various procedures and audits have led to the identification of a number of moisture intrusion deficiencies that if not addressed will cause undue damage and deterioration of building components as well as potential health risks to occupants including the development of harmful molds. Although the district continues to address the most pressing issues with routine maintenance, many of the identified deficiencies are beyond annual budgets and require larger scale capital improvement investments.

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

The following proposed solutions follow the same four general categories of district wide moisture mitigation deficiencies listed above.

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

1. Roof replacement – Solution: Replace the roofs at MCHS and ECC. The following are specific recommendations for both schools from the 3rd party report:

Because of the rather long runs of the panels, a floating standing seam roof system will be designed and installed to replace the existing roof panels. A wood fascia board and rake board be installed to provide a sound nailing facility for the fascia and trim and to push the edge of the roof away from the walls for better water management. The existing “Nail-base” composite rigid insulation/OSB board above the deck can be reutilized, which leaves a total thermal R-value, inclusive of the fiberglass batt insulation below the deck of approximately R-35. Snow fences and some localized ice melt systems will be implemented to control snow slides and prevent ice damming in critical areas.

2. Exterior wall repair and protection - Solution: Remove and replace the damaged and deteriorating masonry at Maybell and Sunset. Also at Sunset, remove loose and crumbling mortar and tuck-point. At MCHS and Ridgeview, scrape or sandblast loose paint off of exterior CMU, seal and repaint.

3. Window repair and replacement – Solution: At MCHS, Ridgeview, Sunset and ECC, repair or replace windows that are leaking, broken, inefficient, or beyond their useful life. All other windows should be reviewed for appropriate flashing, backer rod and sealants.

4. Drainage away from buildings – Solution: At MCHS, Sandrock, Sunset, Ridgeview and ECC replace concrete aprons, sidewalks, failed foundations, and paved areas adjacent to buildings to provide positive drainage from buildings. In any landscape areas, regrade as needed to provide positive drainage from buildings and adjust irrigation to avoid watering within 5 feet of the foundations.

## Due Diligence Undertaken in Defining the Stated Solution:

While design work has not been done to identify specific solutions, the district has completed a yearlong master planning process that identified various district facility deficiencies and the most likely cost-effective solutions. Specifically for the roofs requested in this application, 3rd party evaluations were completed with specific recommendations. Some of the other due diligence work informing this application includes detailed review of the CDE reports and recommendations, facilities condition walks with architects, engineers and contractors, interviews with both administration and facilities staff and meetings with district strategic planning and executive leadership. All of this culminated in a complete master plan that includes detailed deficiencies, their relative priority and recommendations.

## How Urgent is this Project?

There are two different levels of urgency to discuss

The work –

There are multiple facility deficiencies that have been identified across the district and defining timelines of failure for any or all would be difficult and highly speculative. Many of the items included were recommended for replacement with the CDE Best Grant evaluation that was completed in 2016. What can be said with certainty is that both the individual and collective items identified in this application represent real risk and these risks will continue to increase over time. The average district facility age of 49 years points to the significance and extent of the deficiencies and associated risks. The district’s commitment to invest to “get another generation” out of these buildings is practical and cost effective which is necessary when experiencing the economic change described below.

Local Economic Situation -

As previously mentioned, two local coal mine and a three unit power plant have announced plans to close by 2030. They are a significant contributor to the school district's tax base. Given these facts, the district is planning to sell 10-year bonds to avoid the potential of a significant tax burden shift to the residential and remaining commercial taxpayers after the mine and power plant close. 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 along with the effects of the pandemic. Layoffs have already started occurring related to the plant and

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

mine closures. Part of this economic shift is maintaining and improving the morale around the schools in the community. The CDE BEST Grant program is a special opportunity to demonstrate to this community that others believe in the importance of this work and this place and the unique incentive for conservative voters to see their tax dollars multiplied for the good of the students and community. Many will see that prospect as tangible hope and be another significant motivation to vote 'yes' to increase their taxes for a bond election.

**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 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 and 2019-20 with a budgeted amount also in excess of \$800 for 2020-21 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.

**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 Early Childhood Center, Alternative High School and Administrative Support Building (ECC) was constructed in 1959 as an elementary school with an addition to accommodate larger student populations in 1985. Due to declining enrollments, the elementary students in this building were consolidated into other district elementary schools in 2018 and minimal renovations were made to accommodate the district preschool program, alternative high school and administration.

Maybell School (Maybell) is the district's smallest school and was constructed in 1948 and has been supporting the districts elementary program since that time. An addition was added to the school in 1984.

Ridgeview Elementary School (Ridgeview) was constructed in 1981 and has been supporting the districts elementary program since that time.

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.

Sunset Elementary School (Sunset) was constructed in 1955 and has been used as an elementary school since that time. In 1978, an addition was added to accommodate a larger student population.

Craig Middle School (CMS) was built in 2009 and has been used as a middle school since that time. An existing gymnasium and auditorium that was part of the original high school built in 1948 were incorporated in the new 2009 construction.

Moffat County High School (MCHS) and its adjacent Vocation Agriculture Building (VOAG) were constructed in 1981 and has been used as a high school since that time. An addition was added 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:**

In addition to the major additions listed above, the district has a long history of maintaining and improving the facilities. To maximize public dollars, the majority of maintenance and improvements are done with district personnel who are certified and/or licensed trade professionals including HVAC, carpentry, electricians and plumbers. The district has made many upgrades over the years to address ADA, mechanical, electrical, plumbing, roof and other maintenance needs.

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.

In the last three years, the district has committed to maintaining funding for its capital reserves using various funding sources. Projects included a new ventilation system at the VOAG building at MCHS. This ventilation system was the original system

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

installed in 1981. There were also ADA upgrades to the elevator, parking lot and all bathrooms at MCHS in 2018 and 2019. 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 Sandroch and MCHS were installed in 2019 so that all buildings now meet safety and fire codes. Lighting, including all emergency lights was replaced throughout the district with LED lighting in 2019 using an energy performance contract. The boilers at Sandroch were also replaced in 2019. The roof of Sunset was replaced in 2020. The walk-in refrigerators and freezers from 1981 at MCHS also were replaced in 2020.

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

The district made 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 to the City of Craig. This freed up operational funds as well as removing the required deferred capital maintenance on the old administration building while keeping this historic building for public use.

We have prioritized rural funding received in recent years for capital purposes and also applied for SSD Safety grants, USDA equipments grants and others. We upgraded LED lighting throughout the district which was paid for through an energy performance contract whereby the savings would make the 10 year lease payments. We are also pursuing solar panels at MCHS to reduce electricity costs. This is being pursued as part of a regional partnership with several other governmental entities in Northwest Colorado and are being funded via DOLA grants as well as energy performance contracts.

### How do you budget annually to address capital outlay needs in your district/charter? Include \$/FTE for the prior fiscal year:

The District prioritizes its capital project requirements each fiscal year. This is done by identifying priority projects and budgeting dollars to complete these projects across the scope of the District's facilities and grounds. The District finalizes this listing with Board of Education input and dedicates particular funding to the meeting of these priorities. Per pupil spending for the last two years was in excess of \$800/student and is budgeted at that same level in 2020-21.

### 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>	\$2,555,701.20	<b>CDE Minimum Match %:</b>	64.00
<b>Current Applicant Match:</b>	\$4,543,468.80	<b>Actual Match % Provided:</b>	64
<b>Current Project Request:</b>	\$7,099,170.00	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	0	<b>Contingent on a 2021 Bond?</b>	Yes
<b>Previous Matches:</b>	0	<b>Source of Match:</b>	
<b>Future Grant Requests:</b>	0	Bond Election	
<b>Total of All Phases:</b>	\$7,099,170.00	<b>Escalation %:</b>	6
<b>Affected Sq Ft:</b>	466,641	<b>Construction Contingency %:</b>	6.5
<b>Affected Pupils:</b>	2,068	<b>Owner Contingency %:</b>	5
<b>Cost Per Sq Ft:</b>	\$15.21	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$1.57	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$13.60	<b>Does this Qualify for HPCP?</b>	No
<b>Cost Per Pupil:</b>	\$3,433	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	226	<b>Who owns the Facility?</b>	District

# BEST FY2021-22 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>	1,890	<b>Bonded Debt Approved:</b>	
<b>Assessed Valuation:</b>	\$430,546,789	<b>Year(s) Bond Approved:</b>	
Statewide Median:	\$108,716,681		
<b>PPAV:</b>	\$227,803	<b>Bonded Debt Failed:</b>	
Statewide Median:	\$173,681		
<b>Unreserved Gen Fund 19-20:</b>	\$6,993,744	<b>Year(s) Bond Failed:</b>	
Statewide Median:	\$2,880,535		
<b>Median Household Income:</b>	\$57,229	<b>Outstanding Bonded Debt:</b>	\$18,950,000
Statewide Avg:	\$59,201		
<b>Free Reduced Lunch %:</b>	44.90%	<b>Total Bond Capacity:</b>	\$86,109,358
Statewide Avg:	47.28%	Statewide Median:	\$21,743,336
<b>Existing Bond Mill Levy:</b>	5.564	<b>Bond Capacity Remaining:</b>	\$67,159,358
Statewide Avg:	6.7	Statewide Median:	\$13,529,004
<b>3yr Avg OMFAC/Pupil:</b>	\$1,478.31		
Applicants Median:	\$2,359		

● **Facilities Impacted by this Grant Application** ●

**MOFFAT COUNTY RE:NO 1 - DW Safety and Security - Early Childhood Center - 1985**

District:	Auditor - Moffat County RE-1
School Name:	Early Childhood Ctr/Admin
Address:	600 Texas Avenue
City:	Craig
Gross Area (SF):	38,539
Number of Buildings:	3
Replacement Value:	\$13,053,813
Condition Budget:	\$6,204,582
Total FCI:	0.48
Adequacy Index:	0.13



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,417,006	\$1,666,835	1.18
Equipment and Furnishings	\$197,521	\$246,902	1.25
Exterior Enclosure	\$1,741,629	\$314,320	0.18
Fire Protection	\$13,618	\$14,388	1.06
HVAC System	\$1,637,769	\$105,062	0.06
Interior Construction and Conveyance	\$2,418,170	\$1,641,852	0.68
Plumbing System	\$558,019	\$546,871	0.98
Site	\$1,734,292	\$1,668,353	0.96
Structure	\$3,335,789	\$0	0.00
Overall - Total	\$13,053,813	\$6,204,583	0.48

**MOFFAT COUNTY RE:NO 1 - DW Safety and Security - Maybell ES - 1948**

District:	Auditor - Moffat County RE-1
School Name:	Maybell ES
Address:	72 HAYNES AVENUE
City:	MAYBELL
Gross Area (SF):	5,910
Number of Buildings:	1
Replacement Value:	\$1,834,141
Condition Budget:	\$1,469,366
Total FCI:	0.80
Adequacy Index:	0.21



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$232,042	\$279,886	1.21
Equipment and Furnishings	\$39,504	\$49,380	1.25
Exterior Enclosure	\$374,726	\$185,914	0.50
Fire Protection	\$323	\$0	0.00
HVAC System	\$80,379	\$87,475	1.09
Interior Construction and Conveyance	\$432,685	\$225,681	0.52
Plumbing System	\$81,270	\$97,104	1.19
Site	\$437,375	\$534,573	1.22
Structure	\$155,837	\$9,350	0.06
Overall - Total	\$1,834,141	\$1,469,363	0.80



● **Facilities Impacted by this Grant Application** ●

**MOFFAT COUNTY RE:NO 1 - DW Safety and Security - Ridgeview ES - 1981**

District:	Auditor - Moffat County RE-1
School Name:	Ridgeview ES
Address:	600 WESTRIDGE ROAD
City:	CRAIG
Gross Area (SF):	36,140
Number of Buildings:	1
Replacement Value:	\$10,494,953
Condition Budget:	\$5,159,693
Total FCI:	0.49
Adequacy Index:	0.19



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,343,749	\$1,173,437	0.87
Equipment and Furnishings	\$172,067	\$215,084	1.25
Exterior Enclosure	\$965,643	\$163,061	0.17
Fire Protection	\$1,976	\$0	0.00
HVAC System	\$1,181,369	\$90,280	0.08
Interior Construction and Conveyance	\$1,834,601	\$1,191,642	0.65
Plumbing System	\$464,949	\$405,314	0.87
Site	\$2,111,220	\$1,920,878	0.91
Structure	\$2,419,379	\$0	0.00
Overall - Total	\$10,494,953	\$5,159,696	0.49

**MOFFAT COUNTY RE:NO 1 - DW Safety and Security - Sandrock ES - 1964**

District:	Auditor - Moffat County RE-1
School Name:	Sandrock ES
Address:	201 EAST 9TH
City:	CRAIG
Gross Area (SF):	45,597
Number of Buildings:	1
Replacement Value:	\$12,592,497
Condition Budget:	\$5,584,166
Total FCI:	0.44
Adequacy Index:	0.20



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,269,721	\$942,276	0.74
Equipment and Furnishings	\$308,422	\$65,432	0.21
Exterior Enclosure	\$1,577,492	\$148,119	0.09
Fire Protection	\$351,306	\$436,017	1.24
Furnishings	\$234,567	\$293,209	1.25
HVAC System	\$2,481,720	\$468,876	0.19
Interior Construction and Conveyance	\$1,926,700	\$1,824,769	0.95
Plumbing System	\$750,545	\$542,340	0.72
Site	\$1,759,322	\$838,560	0.48
Structure	\$1,932,702	\$24,570	0.01
Overall - Total	\$12,592,497	\$5,584,168	0.44

● **Facilities Impacted by this Grant Application** ●

**MOFFAT COUNTY RE:NO 1 - DW Safety and Security - Sunset ES - 1955**

District:	Auditor - Moffat County RE-1
School Name:	Sunset ES
Address:	800 WEST 7TH STREET
City:	CRAIG
Gross Area (SF):	39,867
Number of Buildings:	1
Replacement Value:	\$13,407,575
Condition Budget:	\$7,752,676
Total FCI:	0.58
Adequacy Index:	0.24



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,364,716	\$1,406,780	1.03
Equipment and Furnishings	\$345,262	\$8,179	0.02
Exterior Enclosure	\$2,184,675	\$1,087,179	0.50
Fire Protection	\$2,180	\$511,199	234.53
HVAC System	\$1,800,124	\$168,541	0.09
Interior Construction and Conveyance	\$3,445,613	\$1,806,924	0.52
Plumbing System	\$521,557	\$427,849	0.82
Site	\$2,598,944	\$2,847,223	1.10
Structure	\$1,144,506	\$0	0.00
Overall - Total	\$13,407,575	\$8,263,874	0.62

**MOFFAT COUNTY RE:NO 1 - DW Safety and Security - Craig MS - 2009**

District:	Auditor - Moffat County RE-1
School Name:	Craig MS
Address:	915 Yampa Avenue
City:	Craig
Gross Area (SF):	97,863
Number of Buildings:	1
Replacement Value:	\$36,669,967
Condition Budget:	\$7,182,880
Total FCI:	0.20
Adequacy Index:	0.14



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$4,053,121	\$1,999,101	0.49
Equipment and Furnishings	\$815,501	\$115,971	0.14
Exterior Enclosure	\$3,489,725	\$129,995	0.04
Fire Protection	\$1,003,312	\$0	0.00
Furnishings	\$201,649	\$252,062	1.25
HVAC System	\$7,597,059	\$586,841	0.08
Interior Construction and Conveyance	\$4,157,703	\$1,292,394	0.31
Plumbing System	\$1,737,540	\$342,632	0.20
Site	\$3,227,026	\$2,394,565	0.74
Structure	\$10,387,331	\$69,318	0.01
Overall - Total	\$36,669,967	\$7,182,879	0.20

● **Facilities Impacted by this Grant Application** ●

**MOFFAT COUNTY RE:NO 1 - DW Safety and Security - Moffat County HS - 1981**

District:	Auditor - Moffat County RE-1
School Name:	Moffat County HS
Address:	900 FINLEY LANE
City:	CRAIG
Gross Area (SF):	179,858
Number of Buildings:	2
Replacement Value:	\$58,842,134
Condition Budget:	\$34,280,232
Total FCI:	0.58
Adequacy Index:	0.15



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$7,718,909	\$8,844,243	1.15
Equipment	\$2,744	\$2,744	1.00
Equipment and Furnishings	\$1,289,762	\$1,478,651	1.15
Exterior Enclosure	\$2,957,401	\$1,275,678	0.43
Fire Protection	\$603,687	\$1,316,010	2.18
Furnishings	\$717,775	\$897,219	1.25
HVAC System	\$12,551,928	\$4,160,322	0.33
Interior Construction and Conveyance	\$10,918,987	\$6,142,052	0.56
Plumbing System	\$2,793,219	\$2,610,095	0.93
Site	\$8,229,778	\$8,869,229	1.08
Structure	\$11,057,945	\$0	0.00
<b>Overall - Total</b>	<b>\$58,842,134</b>	<b>\$35,596,243</b>	<b>0.60</b>

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

**Applicant Name:** MOFFAT COUNTY RE:NO 1

**County:** MOFFAT

**Project Title:** DW Safety and Security

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

2

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

**If Yes, please explain why:** Project did not rank within the funding limits as the BEST FY20-21 funding cycle's funds were reduced as a result of COVID-19

## 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 checked="" 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 checked="" type="checkbox"/> Technology        |
| <input checked="" type="checkbox"/> Security   | <input type="checkbox"/> ADA                   | <input type="checkbox"/> Window Replacement |   |
| <input type="checkbox"/> CTE: N/A              |  | <input type="checkbox"/> Other:             |   |

## General Information About the District / School, and Information About the Affected Facilities:

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 2,068 preschool-12th grade students across its 4,751 square miles. Low income students comprise 48% of the student population. The school district employs 330 full and part time staff.

MCS D provides a comprehensive preschool through 12th grade educational program that is compliant with state and federal regulations. MCS D performance framework in 2019 had a rating of Accredited: Low Participation through the Colorado Department of Education for the third year in a row. As a district, we have invested significant resources in recent years into curriculum alignment work to ensure that all grade levels at all schools receive consistent and reliable standards-based education. This investment included a new early literacy program in 2017 that has shown positive results. We have also implemented the STEM curriculum Project Lead the Way in all elementary schools as of 2018 and new math curriculum at all levels was started in 2019. In 2018, Sunset received the the Colorado Governor's Distinguished Improvement Award.

Moffat County is beautiful and rich in resources. The Yampa River flows west through the county seat of Craig and meets the Green River in Dinosaur National Monument near the Utah border. US Route 40 and State Highway 13 are the only major highways; US 40 runs east-west from Craig into Utah, and Highway 13 runs north-south from Meeker, through Craig, and into Wyoming. While ranching, agriculture and tourism contribute, the county economy is largely supported by energy development including coal and natural gas. With pressure to transition to cleaner power options, the local coal mines and power plant have announced plans to close by 2030. It is critical to reinvest to keep the county schools strong and vibrant as the county transitions its economy.

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.

Moffat County School District has 12 total facilities with the summary as follows:

Craig Middle School, built in 2009/1948, 97,863 s.f., FCI: 0.10

Maybell School, built in 1948, 6,126 s.f., FCI: 0.72

Moffat County High School / HS VoAg Bldg, built in 1981, 179,858 / 20,885 s.f., FCI: 0.55

Ridgeview Elementary, built in 1981, 35,950 s.f., FCI: 0.46

Sandrock Elementary, built in 1964, 46,187 s.f., FCI: 0.37

Sunset Elementary, built in 1955, 39,512 s.f., FCI: 0.54

Early Childhood Education, Alternative High School and Administration, built in 1959, 40,260 s.f., FCI: 0.44

Four district maintenance facilities on the same site, metal buildings all constructed in 1972 totaling 43,400 s.f.

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

The average age of the educational facilities are 49 years old with an average FCI of 0.45.

The district is planning a bond issue with the explicit goal of “getting another generation” out of the existing facilities. While the district maintenance staff has done an admirable job in maintaining their facilities and the facilities themselves have adequate space to accommodate enrollment projections, there are significant safety and security upgrades, moisture mitigation measures (roofs, windows, site drainage) and various building components and systems that require upgrade and replacement. Unfortunately, this generational work is beyond the district’s annual operating and maintenance budgets.

## Deficiencies Associated with this Project:

We have identified 8 general categories of district wide safety and security deficiencies. We will highlight the specific impacted facilities within each category.

1. Secure entry vestibule – All but two of the district schools have appropriate secured entry vestibules, but the Sandrock and ECC entry and associated administration suite layout does not meet current best practices related to exterior observation and visitor check-in. Specifically, the main check-in / reception desks does not have visual access to the entry or front door area. Those check-in desks are also not adjacent to a secured check-in window area which results in that receptionist to have to routinely stand up and walk around their desk to interact with visitors or to prop the office vestibule door open to allow free access into the office area. For Sandrock, specifically, there is also access to the cafeteria in the entry. While the schools and district have implemented procedures and protocols to mitigate the risks noted, the fact that monitoring and ensuring safety at the main entry is both difficult and inconvenient makes complete implementation less likely.

2. Exterior door security upgrades – 6 of the 7 existing school facilities in the district need updated exterior door assemblies, including doors, frames and security hardware. In 2020, there was a breakin through the MCHS Vocational Agriculture Building resulting in theft and vandalism of approximately \$20,000. Only Craig Middle School which opened in 2009 has adequate exterior door security. Remaining schools; Maybell, MCHS,, Sandrock, Sunset, Ridgeview and ECC require these updates.

The exterior door assemblies on all listed schools have never been replaced and are over 39 years in all cases. The exterior classroom doors at ECC require propping during recess, which is a security concern, potentially allowing access to unapproved visitors. At MCHS the hardware does not meet current code in many instances. At Sandrock, the doors are over 50 years old, and the school employs dogging devices to maintain security. While these devices are only used when the school is vacant, they are against code and put anyone in the building after hours at risk in an event requiring emergency egress. The doors at Sunset are over 60 years old, and due to diligent maintenance, have been described in the 2017 CDE report as “in better than expected condition...however should be budgeted for replacement.” Updating hardware to current codes will improve safety, security and functionality.

3. Card access security - In tandem with updated exterior door assemblies, the district needs to replace the card access systems and add doors controlled by this new system to improve perimeter security and monitoring. While there is some type of card access systems not all exterior doors are controlled by card access. The current system is well beyond its expected life and maintenance is becoming more difficult as the software is not supported and parts are hard to find when needed. In addition, the current system cannot be accessed remotely and requires expensive third party technician visits to our remote location to troubleshoot problems.

4. Fire alarm system - All buildings in the district are in need of fire alarm updates. The last district wide updates occurred over 10 years ago which is beyond the recommended expected useful life of various fire alarm components. The fire alarm systems include head end equipment, pull stations, audio/visual strobes, visual strobes and smoke detectors. All systems should be updated to ensure proper functionality and should be brought up to current standards and codes including the addition of voice evacuation annunciation.

5. Building communication systems – A critical piece of school safety and security is efficient and effective information exchange between administration, building occupants and first responders. Systems including public address, intercom, telephone, television, and clocks become vital to communicating information and saving lives in an emergency event. With

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

the exception of the recently upgraded telephone and camera system in all buildings, all of these safety systems are beyond their useful lives in every district school and should be replaced. Fortunately, there are now solutions that can effectively integrate many of these systems and avoid standalone solutions.

6. Site Access – There are 2 specific subcategories of site access that need to be addressed.

a. Student drop zone - CMS & Sandrock are adjacent to one another on the same site. These two schools share a common parent drop off area which, largely due to volume, is both chaotic and unsafe. While the district has implemented procedures and personnel to physically direct traffic and safeguard students, there are fundamental flaws in the site layout and circulation that need to be corrected.

b. Safety fencing - The second identified general site concern is at Ridgeview. While it was not an issue when the school was originally constructed, additional development around the school, including adjacent apartments have increased the risk of unwanted adult visitors onto school property. A security fence should be added around the main playground area to both deter children from leaving campus as well as unauthorized visitors from coming onto campus. While recess is monitored by teachers, it is a large area and an important safety concern that could be addressed with a fence.

7. Pedestrian safety – staff, students and visitors currently navigate dangerous conditions created by recurring ice build-up and/or the general disrepair of exterior asphalt, concrete walks, ramps and stairs. While the district continues to replace portions of damaged asphalt and concrete, the harsh freeze / thaw and overall age of many of the site components have generated the need for larger scale replacements. The facilities audit has identified a number of cracked, heaving and unsafe required pedestrian and egress paths around various district facilities. The most urgent repairs and replacements can be found at MCHS, Sandrock, Sunset and ECC.

8. Five of the Seven district schools have aged and deficient interior finishes that are also adjacent to known asbestos containing materials. Extending the already expired lifespan of the older interior finish materials will bring further degradation due to traffic, inevitably resulting in fraying, material dislocation, and seam separating. Continuing to forgo abatement perpetuates a district liability. Encapsulated materials are safe when maintained, but if damaged, those items are at risk of releasing asbestos dust into the air.

Facilities include: Ridgeview, Sandrock, Sunset and ECC.

### **Diligence Undertaken to Determine the Deficiencies Stated Above:**

The district has analyzed the safety and security needs across the district and completed the CDE Safety / Security Questionnaire part of its master planning process. The district has also completed several site and building walks with architects, engineers, Board of Education members, school and district administration. Along with these site and building walks, independent facility audits have been completed with CDE along with other consultation with state agencies. The district also received a professional evaluation and quote for the asbestos abatement in addition to continuing to maintain its AHEC plan. Putting all of the information together from these different processes have led to the identification of a number of safety and security deficiencies that put staff, students, and visitors to our sites and facilities at increased and undue risks. Although we have implemented many processes and procedures to mitigate concerns (both electronic and cultural), the fact remains that our facilities require various upgrades to address concerns and meet basic standards of today's schools.

While the facilities audit identified a number of items, the following list only targets the priority areas of safety and security concern that are beyond the district's ongoing facilities budgets. In addition, the district does not plan to remove all remaining ACBM, just the material associated with replacing aging finishes that are beyond their useful life and risking asbestos exposure. The district will continue to address other concerns as part of their ongoing maintenance program.

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

1. Secure entry vestibule –

Solution: Remodel the Sandrock and ECC entry and administrative area including reception. The reception desks should be relocated with views to the exterior and main entry. The existing check-in windows and adjacent office doors might also have to be relocated to allow the reception desk to be directly adjacent to the check-in window/ counter so visitor check-in can be done without the need for the receptionist to have to make additional movements to stand or walk to the counter.

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

## 2. Exterior door security upgrades –

Solution: Update exterior door hardware and replace actual doors and frames as needed at 6 of the 7 schools including: Maybell , Sandrock, Sunset, Ridgeview, MCHS and ECC.

## 3. Card access security –

Solution: Replace card access systems at all schools and include all exterior doors in the new system. The system should allow for central control and include technology which would allow remote access for third party technician troubleshooting.

## 4. Fire alarm system –

Solution: Update or replace fire alarm systems at all district schools.

## 5. Building communication systems –

Solution: Replace the public address and intercom systems at all district schools.

## 6. Site safety – including general site access and pedestrian safety.

### a. Site access –

#### Student drop zone –

Solution: Create a new parent drop lane for Sandrock off the adjacent Rose Street and designate the current shared drop lane off of 9th Street to be CMS only. This will necessitate a reconfiguration of the Sandrock Elementary School play field, new sidewalk, curb and gutter. The previous pre-kindergarten entry to the east will also need to be reactivated as a student entry and egress before and after school.

#### Safety fencing –

Solution: Add a 6-foot chain link fence around the primary playground and play field to the west of Ridgeview.

## 7. Pedestrian safety from general site disrepair –

Solution: Replace cracked, heaving and unsafe exterior pavement and concrete at MCHS, Sandrock, Sunset and ECC. Install Snowmelt systems at entries as necessary for safety

## 8. Asbestos Abatement -

Asbestos abatement will be done primarily for floor tiles, floor tile mastic and transite panels in the four buildings where asbestos remains. Abatement will include 2,150 s.f. at Ridgeview, 15,000 s.f. at Sandrock, 11,700 s.f. at Sunset and 26,350 s.f. at ECC.

### **Due Diligence Undertaken in Defining the Stated Solution:**

While design work has not been done to identify detailed solutions, the district has completed a year long master planning process that identified various district facility deficiencies and the most likely cost-effective solutions. Some of the due diligence work informing this application includes detailed review of the CDE reports and recommendations, facilities condition walks with architects, engineers and contractors, interviews with both administration and facilities staff and meetings with district strategic planning and executive leadership. The district has continued to keep its AHEC plan up to date and test areas of potential disturbance when projects are considered. All of this culminated in a complete master plan that includes detailed deficiencies, their relative priority and recommendations.

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

There are two different levels of urgency to discuss

#### The work –

There are multiple facility deficiencies that have been identified across the district and defining timelines of failure for any or all would be difficult and highly speculative. What can be said with certainty is that both the individual and collective items identified in this application represent real risk and these risks will continue to increase over time. The average district facility age of 49 years points to the significance and extent of the deficiencies and associated risks. The district's commitment to

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

invest to “get another generation” out of these buildings is practical and cost effective which is necessary when experiencing the economic change described below.

Local Economic Situation -

As previously mentioned, two local coal mine and a three unit power plant have announced plans to close by 2030. They are a significant contributor to the local economy and the school district's tax base. Given these facts, the district is planning to sell 10-year bonds to avoid the potential of a significant tax burden shift to the residential and remaining commercial taxpayers after the mine and power plant close. 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 along with the effects of the pandemic. Layoffs have already started occurring related to the plant closure. Part of this economic shift is maintaining and improving the morale around the schools in the community. The CDE BEST Grant program is a special opportunity to demonstrate to this community that others believe in the importance of this work and this place and the unique incentive for conservative voters to see their tax dollars multiplied for the good of the students and community. Many will see that prospect as tangible hope and be another significant motivation to vote ‘yes’ to increase their taxes for a bond election.

**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 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 and 2019-20 with a budgeted amount also in excess of \$800 for 2020-21 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 reserve from 31% to 25%. It 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 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.

**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 Early Childhood Center, Alternative High School and Administrative Support Building (ECC) was constructed in 1959 as an elementary school with an addition to accommodate larger student populations in 1985. Due to declining enrollments, the elementary students in this building were consolidated into other district elementary schools in 2018 and minimal renovations were made to accommodate the district preschool program, alternative high school and administration.

Maybell School (Maybell) is the district's smallest school and was constructed in 1948 and has been supporting the districts elementary program since that time. An addition was added to the school in 1984.

Ridgeview Elementary School (Ridgeview) was constructed in 1981 and has been supporting the districts elementary program since that time.

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.

Sunset Elementary School (Sunset) was constructed in 1955 and has been used as an elementary school since that time. In 1978, an addition was added to accommodate a larger student population.

Craig Middle School (CMS) was built in 2009 and has been used as a middle school since that time. An existing gymnasium and auditorium that was part of the original high school built in 1948 were incorporated in the new 2009 construction.

Moffat County High School (MCHS) and its adjacent Vocation Agriculture Building (VOAG) were constructed in 1981 and has been used as a high school since that time. An addition was added in 1984.



## BEST FY2021-22 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 addition to the major additions listed above, the district has a long history of maintaining and improving the facilities. To maximize public dollars, the majority of maintenance and improvements are done with district personnel who are certified and/or licensed trade professionals including HVAC, carpentry, electricians and plumbers. The district has made many upgrades over the years to address ADA, mechanical, electrical, plumbing, roof and other maintenance needs. 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. In the last three years, the district has committed to maintaining funding for its capital reserves using various funding sources. Projects included a new ventilation system at the VOAG building at MCHS. This ventilation system was the original system installed in 1981. There were also ADA upgrades to the elevator, parking lot and all bathrooms at MCHS in 2018 and 2019. Proper ADA doors were installed in all district buildings 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 and MCHS were installed in 2019 so that all buildings now meet safety and fire codes. Lighting, including all emergency lights, was replaced throughout the district with LED lighting in 2019 using an energy performance contract. The boilers at Sandrock were also replaced in 2019. The roof of Sunset was replaced in 2020. The walk-in refrigerators and freezers from 1981 at MCHS also were replaced in 2020.

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

The district made 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 to the City of Craig. This freed up operational funds as well as removing the required deferred capital maintenance on the old administration building while keeping this historic building for public use.

We have prioritized rural funding received in recent years for capital purposes and also applied for SSD Safety grants, USDA equipments grants and others. We upgraded LED lighting throughout the district which was paid for through an energy performance contract whereby the savings would make the 10 year lease payments. We are also pursuing solar panels at MCHS to reduce electricity costs. This is being pursued as part of a regional partnership with several other governmental entities in Northwest Colorado and are being funded via DOLA grants as well as energy performance contracts.

**How do you budget annually to address capital outlay needs in your district/charter? Include \$/FTE for the prior fiscal year:**

The District prioritizes its capital project requirements each fiscal year. This is done by identifying priority projects and budgeting dollars to complete these projects across the scope of the District's facilities and grounds. The District finalizes this listing with Board of Education input and dedicates particular funding to the meeting of these priorities. Per pupil spending for the last two years was in excess of \$800/student and is budgeted at that same level in 2020-21.

**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>	\$3,930,096.60	<b>CDE Minimum Match %:</b>	64.00
<b>Current Applicant Match:</b>	\$6,986,838.40	<b>Actual Match % Provided:</b>	64
<b>Current Project Request:</b>	\$10,916,935.00	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	0	<b>Contingent on a 2021 Bond?</b>	Yes
<b>Previous Matches:</b>	0	<b>Source of Match:</b>	
<b>Future Grant Requests:</b>	0		Bond Election and general fund reserves as necessary
<b>Total of All Phases:</b>	\$10,916,935.00	<b>Escalation %:</b>	6

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

<b>Affected Sq Ft:</b>	466,641	<b>Construction Contingency %:</b>	6.5
<b>Affected Pupils:</b>	2,068	<b>Owner Contingency %:</b>	5
<b>Cost Per Sq Ft:</b>	\$23.39	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$4.34	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$19.05	<b>Does this Qualify for HPCP?</b>	No
<b>Cost Per Pupil:</b>	\$5,279	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	226	<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>	1,890	<b>Bonded Debt Approved:</b>	
<b>Assessed Valuation:</b>	\$430,546,789	<b>Year(s) Bond Approved:</b>	
Statewide Median: \$108,716,681			
<b>PPAV:</b>	\$227,803	<b>Bonded Debt Failed:</b>	
Statewide Median: \$173,681			
<b>Unreserved Gen Fund 19-20:</b>	\$6,993,744	<b>Year(s) Bond Failed:</b>	
Statewide Median: \$2,880,535			
<b>Median Household Income:</b>	\$57,229	<b>Outstanding Bonded Debt:</b>	\$18,950,000
Statewide Avg: \$59,201			
<b>Free Reduced Lunch %:</b>	44.90%	<b>Total Bond Capacity:</b>	\$86,109,358
Statewide Avg: 47.28%		Statewide Median: \$21,743,336	
<b>Existing Bond Mill Levy:</b>	5.564	<b>Bond Capacity Remaining:</b>	\$67,159,358
Statewide Avg: 6.7		Statewide Median: \$13,529,004	
<b>3yr Avg OMFAC/Pupil:</b>	\$1,478.31		
Applicants Median: \$2,359			

● **Facilities Impacted by this Grant Application** ●

**MONTROSE COUNTY RE-1J - DW Security Upgrades - Oak Grove ES - 1906**

District:	Auditor - Montrose County RE-1J
School Name:	Oak Grove ES
Address:	62100 Oak Grove Rd.
City:	Montrose
Gross Area (SF):	38,615
Number of Buildings:	3
Replacement Value:	\$10,514,377
Condition Budget:	\$4,932,100
Total FCI:	0.47
Adequacy Index:	0.29



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,662,071	\$1,183,676	0.71
Equipment and Furnishings	\$334,827	\$231,993	0.69
Exterior Enclosure	\$2,127,495	\$260,178	0.12
Fire Protection	\$215,798	\$176,132	0.82
HVAC System	\$834,152	\$994,208	1.19
Interior Construction and Conveyance	\$1,541,846	\$1,213,959	0.79
Plumbing System	\$541,614	\$239,616	0.44
Site	\$1,656,359	\$759,051	0.46
Special Construction	\$131,173	\$0	0.00
Structure	\$1,469,042	\$36,153	0.02
Overall - Total	\$10,514,377	\$5,094,966	0.48

**MONTROSE COUNTY RE-1J - DW Security Upgrades - Johnson ES - 2004**

District:	Auditor - Montrose County RE-1J
School Name:	Johnson ES
Address:	601 S. Stough Avenue
City:	Montrose
Gross Area (SF):	51,660
Number of Buildings:	4
Replacement Value:	\$14,475,383
Condition Budget:	\$4,852,318
Total FCI:	0.34
Adequacy Index:	0.23



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,885,506	\$1,486,999	0.79
Equipment and Furnishings	\$393,388	\$109,186	0.28
Exterior Enclosure	\$1,535,370	\$0	0.00
Fire Protection	\$456,346	\$13,271	0.03
HVAC System	\$1,119,825	\$1,311,967	1.17
Interior Construction and Conveyance	\$2,094,922	\$1,158,557	0.55
Plumbing System	\$725,708	\$69,132	0.10
Site	\$2,213,225	\$683,117	0.31
Special Construction	\$293,828	\$0	0.00
Structure	\$3,757,265	\$20,093	0.01
Overall - Total	\$14,475,383	\$4,852,322	0.34

● **Facilities Impacted by this Grant Application** ●

**MONTROSE COUNTY RE-1J - DW Security Upgrades - Olathe ES - 1950**

District:	Auditor - 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:	\$11,555,292
Condition Budget:	\$5,378,103
Total FCI:	0.47
Adequacy Index:	0.25



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,628,583	\$1,449,210	0.89
Equipment and Furnishings	\$357,969	\$160,255	0.45
Exterior Enclosure	\$1,831,791	\$491,789	0.27
Fire Protection	\$226,843	\$257,063	1.13
Furnishings	\$137,731	\$172,164	1.25
HVAC System	\$805,136	\$998,405	1.24
Interior Construction and Conveyance	\$2,433,058	\$1,400,786	0.58
Plumbing System	\$559,609	\$169,412	0.30
Site	\$1,472,608	\$435,338	0.30
Special Construction	\$344,307	\$76,513	0.22
Structure	\$1,757,658	\$27,261	0.02
<b>Overall - Total</b>	<b>\$11,555,292</b>	<b>\$5,638,196</b>	<b>0.49</b>

**MONTROSE COUNTY RE-1J - DW Security Upgrades - Olathe MS/HS - 1974**

District:	Auditor - 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:	\$35,607,301
Condition Budget:	\$15,484,112
Total FCI:	0.43
Adequacy Index:	0.42



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$4,728,615	\$3,621,088	0.77
Equipment and Furnishings	\$572,061	\$687,670	1.20
Exterior Enclosure	\$6,513,554	\$2,059,615	0.32
Fire Protection	\$256,993	\$1,042,690	4.06
Furnishings	\$1,493,398	\$34,669	0.02
HVAC System	\$3,457,332	\$1,669,916	0.48
Interior Construction and Conveyance	\$5,157,028	\$3,538,633	0.69
Plumbing System	\$1,973,583	\$1,323,327	0.67
Site	\$4,982,652	\$2,568,716	0.52
Structure	\$6,472,085	\$0	0.00
<b>Overall - Total</b>	<b>\$35,607,301</b>	<b>\$16,546,324</b>	<b>0.46</b>

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

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

**County:** MONTROSE

**Project Title:** DW Security Upgrades

**Applicant Previous BEST Grant(s):** 13

**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 Information About the District / School, and Information About the Affected Facilities:

Montrose County is located in the southwestern quadrant of the state and has a population of just more than 41,000 residents. The county is considered rural with a little less than half of Montrose County residents living in unincorporated areas (47%), while the City of Montrose is home to 46% of the County's residents with Olathe at (4%).

In recent years, the Montrose County School District (MCSD) has shifted its educational focus to a problem-based learning approach, coupled with the highly rigorous advanced placement curriculum. MCSD is the only district on the Western Slope that is Science, Technology, Engineering, and Mathematics (STEM) based at all 13 campuses.

As with school districts nationwide, rural or urban, safety and security has become one of our main priorities. In 2018 the Montrose County School Board directed the district administration to evaluate and improve the overall health, safety, and security of everyone in the Montrose County School District (MCSD). The start of this evaluation process clearly defined the need for a District Security Department to establish consistent measures necessary for the health, wellbeing, and safety of our students, staff, and community members, through suicide prevention, threat assessment, and overseeing school counselors district-wide, but it also deals with, emergency management, pandemic response, and the physical security of our students, staff, and facilities. Since 2018, the Department started with initial physical security improvements, coordinating with the facilities department, on-campus projects such as the installation of six-foot perimeter fencing of campus grounds and the design of three security vestibules for elementary schools that previously lacked this feature. Funding for these initial items was secured through Small Rural Schools Additional Funding.

In late 2018, MCSD submitted and received a School Security Disbursement Grant through the Colorado Department of Homeland Security for \$1,642,347.34. MCSD added an additional \$821,063.66 allocated through Small Rural Schools Additional Funding, which totaled more than \$2.4 million invested in safety and security upgrades to MCSD. The 2.4 million dollars have been directed to the design and development of necessary security infrastructure for the entire District. The renovation of three elementary school security vestibules (completed summer 2018), and phase I installation of the designed security infrastructure improvements (completed February 2021). After completing a competitive RFQ/P process, MCSD contracted with the security design firm, Sentinel Consulting, to address the following security technologies: access control, video surveillance, duress, intercom, and intrusion detection systems. Sentinel's scope of work included building a project schedule which included a security assessment of the district's facilities and campuses, a comprehensive cost-effective plan for security technology, design services of the planned systems, and assistance in the procurement and management of the installation contractor (security integrator). Of the five security integrators that submitted proposals, TeamLinx LLP was awarded Phase I security improvements in August 2020. This phase consisted of the above-outlined security improvements for Montrose High School, Centennial Middle School, the Maintenance Facility, and the District Administrative Offices, which houses the head-end servers, hardware, and software needed to establish the foundation of security technology for the district that will enable the entire district to operate on a single security software platform.

## Deficiencies Associated with this Project:

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

Montrose County School District RE1-J (MCSD) identified deficiencies related to District Safety and Security in two primary areas: access control and video surveillance and management. MCSD is a district where the bulk of our 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 Olathe Middle/High School, Peak Academy, and our six elementary schools. 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, MCSD installed fences around 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 all campuses that can only be accessed through controlled entry points. Currently, 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 in MCSD.

Currently, schools rely on off-line locks to control entry into the school facilities. This technology, however, presents several vulnerabilities, making it an inadequate method of 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). Nor does it have 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. The 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. Moreover, the 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 the 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.

To summarize MCSD deficiencies, the access control, and video surveillance and management deficiencies listed above exist at

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

the following campuses: Olathe Middle/High School, Peak Academy, all six of our elementary schools, and the ESS Annex. 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 as well as Public Safety's response to our schools.

### **Diligence Undertaken to Determine the Deficiencies Stated Above:**

Following a competitive RFPQ process, MCSD hired Sentinel Consulting LLC (Sentinel) in December of 2019. Sentinel and MCSD immediately began a deliberate security assessment and planning process. Sentinel 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), made up Phase I. Phase II is comprised of 4 more schools, and Phase III includes the remainder of MCSD schools (a total of 4 more campuses).

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 and MCSD released the design to the 3 qualified security integrators for pricing and evaluated the submittals. Ultimately, MCSD selected TeamLinx LLP as our security integrator. Phase I installation began in August of 2020 and is on schedule to be completed by the last week of April 2021.

Phase I - MCSD's design solution addressed the security deficiencies identified during assessment. Genetec access control software 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 district-wide (which integrates with the ID badges), monitoring and access control hardware or 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. In sum, we have built the foundation to support a district-wide standardization and upgrade of all our schools.

Phase II and III - Facilities identified as priority 2 and 3 began design in summer of 2020 and followed a non-expedited design schedule. MCSD and Sentinel completed Phase II and III 100% design drawings and our security integrator TeamLinx completed the best and final pricing for the phase II school's BEST budget and Phase III schools. Phase II will be covered in detail in the subsequent section. Phase III schools require further funding and MCSD plans to address them in the next 3 to 5 years.

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

The BEST Grant will allow us to implement our access control, video surveillance, and intrusion device design solution to the four Phase II schools.

#### **Phase II Schools:**

In general, each school will have the same common elements: access control, video surveillance and management systems, and intrusion detection devices. The outline below describes the work to be done at each building in phase II. The design drawings submitted with this grant show the locations of the intended devices.

#### **Johnson Elementary School**

Access Control: 27 doors (16 Access Control; 11 door contacts)

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

Video Surveillance: 20 Cameras (12 interior; 8 exterior)

Intrusion Devices: 5 locations

Olathe Elementary School

Access Control: 36 doors (16 Access Control; 20 door contacts)

Video Surveillance: 33 Cameras (19 interior; 14 exterior)

Intrusion Devices: 2 locations

Oak Grove Elementary School

Access Control: 35 doors (17 Access Control; 18 door contacts)

Video Surveillance: 24 Cameras (14 interior; 10 exterior)

Intrusion Devices: 2 locations

Olathe Middle/High School

Access Control: 114 doors (45 Access Control; 69 exterior)

Video Surveillance: 75 Cameras (51 interior; 24 exterior)

Intrusion Devices: 4 locations

Once Phase II is complete, MCSD will have one security standard implemented across two-thirds of our campuses that will allow building administrators and district security to actively manage an integrated security infrastructure that seamlessly integrates with our communications system and Public Safety on all our priority 1 and 2 campuses. Security and communication systems will work in concert to keep our most valuable asset -- staff and students -- safe and secure. We see this task as our most important job -- ensuring that our students and staff make it home every night the same way they left home at the start of the day.

## **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 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 delivered specifications, schematics and other documentation necessary to proceed with project implementation and associated 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 involved multiple stages and is still ongoing. It included Procurement, Construction Administration, and Close Out of Phase I and will do the same for Phase II and eventually Phase III. In addition, Sentinel provides Project Management support, which ensures a smooth and accurate execution of the complete security design.

- **Procurement:** This process in Phase I 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 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. Phase II and III bid packages were submitted in Dec of 2020 and the same process was followed again to produce "best and final pricing."
- **Project Management:** Sentinel's team provides project management which includes for each phase 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. Additionally, scheduling, fiscal tracking, change order management, and frequent reporting on overall project status and deliverables is ongoing.
- **Close out:** 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 will do so during Phase II and eventually Phase III as



# BEST FY2021-22 GRANT APPLICATION SUMMARIES

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. Phase II and 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 in Phase II.

## How Urgent is this Project?

MCSD identifies the aforementioned security deficiencies as an urgent need for four 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 complicate incident management make our technology infrastructure vulnerable to digital intrusion, and do not integrate with access control systems.
- This project helps MCSD to provide an equitable level of security to two-thirds of the campuses across the District for students and staff.
- This project allows MCSD to keep the momentum for security improvements moving on an acceptable timeline that accounts for the realities of our budgetary constraints, while ultimately ensuring these upgrades are achieved in the most fiscally responsible way at the highest security standards.

Without a BEST grant, addressing the deficiencies outlined in this application would likely spread the project out to over 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. While we recognize we will still have our 4 smallest schools left to complete in Phase III, we are confident that we will be able to keep this steady pace of improvement on track to complete the entire upgrade within the next five years. This BEST grant will allow us to achieve our goals in a manner that allows us to manage the other facility and instructional needs in tandem with our safety and security needs. 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.

In closing, MCSD is confident this grant will help us create a security infrastructure that we can reasonably maintain and upgrade, as needed, for the foreseeable future as part of our 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 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 \$500,000-\$750,000 annually. The District is prepared to continue to budget for the Capital Reserve allocation as well as the operating costs historically budgeted in the General Fund for maintenance of 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:**

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

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.

Olathe Middle High School:

Olathe Middle High School is located at 410 Highway 50 in Olathe and was constructed by the school district in 1970 with additions in 2004 and 2006. This campus has always served as the location for the Middle and High School for the town of Olathe.

Oak Grove Elementary School:

Oak Grove Elementary School is located at 62100 Oak Grove Road in Montrose. It was constructed in 1906 as an elementary school for the district and has remained as elementary school to serve students on the west side of the Montrose community.

Olathe Elementary School:

Olathe Elementary School is located at 326 N. 3rd Street in Olathe and was constructed in 1912, burned in 1924, and was rebuilt on the original site. The gymnasium was added in 1952. The classroom portion was removed in 1992 when a new administration and classroom wing was attached to the 1952 gym. It has always served as an elementary school for the school district.

Johnson Elementary School:

Johnson Elementary School is located at 13820 6700 Rd in Montrose. A new school was constructed in 2004 as an elementary school on a new site. The school location was moved from downtown to east of town to accommodate increased enrollment and to allow for expansion. There were two previous Johnson Elementary School sites in Montrose.

**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 Middle High School constructed in 1970 with an ag shop added in 2004 and a substantial addition in 2006. Sections of the HVAC were upgraded in 2019 and 2020. The Middle School wing was reroofed starting in 2019 and finished in 2020. A new track, bleachers and concession stand was built with leftover bond money and donations in 2020.

Oak Grove Elementary was built in 1906 with a gym and classrooms added in 1960; additional classrooms were added in 1999. 2018 – Gym windows and doors were replaced. 2019 – Security entrance, GOCO playground and sewer lift station.

Olathe Elementary School site, the 1952 Gymnasium is all that was kept intact when the 1992 administration, classroom addition was constructed. There was another addition in 2004 to provide classrooms and restrooms for increased enrollment. Recent capital improvements have been HVAC upgrades to the 1992 administration and classroom wing in 2017. The building was reroofed in 2019.

Johnson Elementary School location was moved from downtown to east of town in 2004 when the new school was constructed. A new playground was added in 2020.

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

MCSD pursued and was awarded the School Access for Emergency Response (SAFER) Grant (\$595,000) and the Security Disbursement Grant (\$1.6 million), in 2018 and 2019 respectively. MCSD also has allocated an additional \$833,000 dollars from rural grant funds over the past 4 years to address student and staff safety.

**How do you budget annually to address capital outlay needs in your district/charter? Include \$/FTE for the prior fiscal year:**

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 \$1,150,000 or \$209.54 per FTE. There are additional one-time funds available through grant and district committed funds in the building fund as well.

The per FTE figure of \$209.54 is calculated based on the 20/21 budgeted transfers into the Building Fund and Capital Reserve Fund (1,150,000) divided by the final October 1 pupil count, less preschool students (5,488). This \$1,150,000 contribution is equivalent to 2.96% of the per pupil base funding in the CDE funding formula. This calculated percentage of each year's per

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

pupil base funding exceeds the recommended 1.5% equivalent per the Capital Renewal Reserve policy

**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>	\$916,097.10	<b>CDE Minimum Match %:</b>	62.00
<b>Current Applicant Match:</b>	\$1,494,684.74	<b>Actual Match % Provided:</b>	62
<b>Current Project Request:</b>	\$2,410,781.84	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	0	<b>Contingent on a 2021 Bond?</b>	No
<b>Previous Matches:</b>	0	<b>Source of Match:</b>	The District match will be funded from the capital project funds which are Fund 43-Capital Reserve Fund and Fund 41-Building Fund. Small Rural Schools grant funds will also be considered for designation for the matching portion of this capital project.
<b>Future Grant Requests:</b>	0		
<b>Total of All Phases:</b>	\$2,410,781.84	<b>Escalation %:</b>	5
<b>Affected Sq Ft:</b>	259,288	<b>Construction Contingency %:</b>	7
<b>Affected Pupils:</b>	1,739	<b>Owner Contingency %:</b>	5
<b>Cost Per Sq Ft:</b>	\$9.30	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$0.70	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$8.58	<b>Does this Qualify for HPCP?</b>	No
<b>Cost Per Pupil:</b>	\$1,386	<b>Is a Master Plan Complete?</b>	Underway
<b>Gross Sq Ft Per Pupil:</b>	149	<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>	5,576	<b>Bonded Debt Approved:</b>	\$21,270,000
<b>Assessed Valuation:</b>	\$582,105,797	<b>Year(s) Bond Approved:</b>	16
Statewide Median:	\$108,716,681		
<b>PPAV:</b>	\$103,467	<b>Bonded Debt Failed:</b>	
Statewide Median:	\$173,681		
<b>Unreserved Gen Fund 19-20:</b>	\$8,836,591	<b>Year(s) Bond Failed:</b>	
Statewide Median:	\$2,880,535		

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

<b>Median Household Income:</b> \$51,016 Statewide Avg: \$59,201	<b>Outstanding Bonded Debt:</b> \$23,955,000
<b>Free Reduced Lunch %:</b> 46.10% Statewide Avg: 47.28%	<b>Total Bond Capacity:</b> \$116,421,159 Statewide Median: \$21,743,336
<b>Existing Bond Mill Levy:</b> 3.503 Statewide Avg: 6.7	<b>Bond Capacity Remaining:</b> \$92,466,159 Statewide Median: \$13,529,004
<b>3yr Avg OMFAC/Pupil:</b> \$3,179.47 Applicants Median: \$2,359	

● **Facilities Impacted by this Grant Application** ●

**BRUSH RE-2(J) - Beaver Valley ES HVAC Replacement - Beaver Valley ES - 1997**

District:	Auditor - Brush RE-2(J)
School Name:	Beaver Valley ES
Address:	420 GLACIER AVENUE
City:	BRUSH
Gross Area (SF):	62,540
Number of Buildings:	1
Replacement Value:	\$17,219,080
Condition Budget:	\$7,740,798
Total FCI:	0.45
Adequacy Index:	0.13



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,662,227	\$1,394,211	0.52
Equipment and Furnishings	\$545,411	\$328,521	0.60
Exterior Enclosure	\$1,664,428	\$880,660	0.53
Fire Protection	\$14,022	\$797,865	56.90
Furnishings	\$410,025	\$0	0.00
HVAC System	\$2,950,121	\$1,669,100	0.57
Interior Construction and Conveyance	\$2,490,865	\$1,848,034	0.74
Plumbing System	\$1,079,085	\$238,632	0.22
Site	\$3,290,711	\$1,385,594	0.42
Structure	\$2,112,183	\$0	0.00
<b>Overall - Total</b>	<b>\$17,219,080</b>	<b>\$8,542,617</b>	<b>0.50</b>

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

**Applicant Name:** BRUSH RE-2(J)

**County:** MORGAN

**Project Title:** Beaver Valley ES 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 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 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 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 Information About the District / School, and Information About the Affected Facilities:

Brush School District is located an hour and a half northeast of Denver. We have two elementary schools, and a secondary campus with over 1,400 students and 5,500 residents. We are proud of our prestigious FFA program which trains the next generation of leaders in agriculture and ranching, the largest sectors of our local economy. The Brush Rodeo, known as the largest amateur rodeo in the world, is held each July. The Morgan County Fair showcases the community's 4-H projects and livestock, and is always well attended by our student body and faculty. The Brush School District sigil includes a beet knife, signifying the importance of the annual sugar beet crop. The football team, winner of multiple state championships, plays its games at Beetdigger Stadium.

Brush School District has been fortunate to have students in our buildings since the academic year began in August 2020. Having school in our buildings has been a value to our students and helps fulfill the Mission and Vision for Beaver Valley Elementary. Our dedicated staff strongly advocates for an environment where every child will be valued, nurtured, and empowered to shape his or her own future. We have been able to successfully implement our Mission of, "Every Child, Every Day, in Every Classroom" through close partnerships with the county and other authorities serving Brush School District.

The subject of this application is Beaver Valley Elementary School, which is a 1-story building serving 3rd through 5th grades. The 62,540 square foot building includes classrooms, library, computer room, gymnasium, and cafeteria. Overall, Beaver Valley is in fair condition. The electrical capacity is adequate, plumbing is in good condition, and the interior finishes are relatively modern. The HVAC system in the school is a VAV system with fan-powered terminal boxes. Cool air is supplied by packaged DX rooftop units and hot water coils provide reheat. The building utilizes a combination of pneumatic and digital controls, and pneumatic thermostats provide control at the zone level by controlling the VAV boxes. A Metasys DDC system controls the hot water plant and packaged VAV rooftop units. The facility does not have a digital building-wide management system, making it difficult for the maintenance staff to monitor and control the building, but the system usually keeps the occupants comfortable when operating as designed.

We are proud of our recent success in navigating the recent health crisis and intend to keep serving every child, in every classroom, every day.

## Deficiencies Associated with this Project:

Brush School District knows that the current public health climate obligates us to make capital improvements throughout our District for the safety of our staff, faculty, and students. Our need is critical, especially at Beaver Valley Elementary, our oldest campus. Upgrades are needed now so teachers can collaborate with families and community partners to safely engage every student, every day, in every classroom.

The Operations Team at Beaver Valley Elementary has effectively maintained many of our building systems that are currently past their useful life; however, all rooftop units are now failing and need to be replaced. The HVAC system is highly inefficient and must be optimized along with boilers, water heaters, and temperature controls, to maximize energy efficiency and reduce

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

continual maintenance issues. Inoperable controls also contribute to poor indoor air quality inside the building which presents a health and safety risk for all our occupants. Proper air filtration and circulation are top priorities for the health and safety of our students, and the recent virus has made these improvements even more urgent.

Along with curbing the spread of the virus, adequate HVAC systems are vital to the educational progress our students make each day. Although Beaver Valley was constructed in 1997, we view our campus as a modern school, and we value the heating and cooling solutions needed to create an optimal learning environment for students and staff. Poor air movement can lead to unsanitary conditions, making staff and students sick and taking them away from the classroom for extended periods. Our current system does not provide a reasonable and sustainable comfort level, and has become both inefficient and unsafe.

Brush School District has faced major issues with Beaver Valley Elementary for several years. Our HVAC system is beyond its useful life, and repairs have become very costly for our District to maintain. We have done our best to maintain our HVAC systems, but these unexpected repair costs are now a major issue and a full replacement is now required. All 8 rooftop units routinely fail, and these unanticipated budget expenditures, needed to stay operational, have reduced our capacity to stay vigilant against the virus and address preventative maintenance and upgrades to other systems.

The water heaters and boilers are two examples of postponed upgrades driven by differed maintenance and unforeseen expenses at the rooftop units. Beaver Valley still utilizes its two original and inefficient hot water boilers, which are oversized for our school when both working properly. The boilers can only achieve efficiencies up to 85%, which is low by modern standards. Upgrading to three high-efficiency condensing boilers will decrease long term utility and maintenance costs. The boilers are not currently beyond their useful life, but they are deficient. The district intends to replace the boilers now while all of the other HVAC work is being completed, however the costs for replacing the boilers are not included in this grant application request, and will be fully funded by the district.

The hot water loop relies on three-way valves and constant speed pumps to maintain adequate water circulation, which is outdated and inefficient. The water heaters are also original to the building and dangerously inefficient. Replacing our two water heaters and one storage tank with three new high-efficiency water heaters will save the district in energy costs. The district would anticipate putting these savings towards other health and safety systems that need to be replaced in the immediate future. For example: our security system was recently updated, but the fire alarm system is still original and could be updated with surplus funds found through energy savings.

Below is a detailed list of all the deficiencies we must address to provide safe, secure, and suitable learning environments for our students during these unprecedented times:

### Beaver Valley Rooftop Units:

All eight original rooftop units are in poor condition. Each unit is regularly serviced; however, they have all exceeded their useful life and only remain operational through regular repairs, which continue to be more costly each year. All RTUs were manufactured by McQuay International, which is no longer in business. The District would benefit by having units provided by a current manufacturer. Stability, with both parts and service, will be critical to maintaining effective HVAC operations in this building moving forward and would bring this facility in line with the other schools in the district. All units and controls are currently outdated and cannot communicate with a digital BAS system, preventing us from monitoring and controlling system performance.

The largest roof top unit that provides HVAC for the gym had a compressor fail roughly a year ago and is no longer providing cooling to the gym. There is a solution to fix this and get the compressor replaced, but it would cost roughly \$20,000 and would need a small crane to get the required parts on the 25' gym roof. The controls for this unit are in such disrepair, that they had to be disconnected from the existing system and put on its own thermostat so that heat can still be provided to the gym.

As mentioned before, the thermal actuators continue to fail causing a lack of communication between our control system and the mechanical systems. This failure requires immediate and expedited replacement as most of the digital outputs go through the actuators, making them critical to our building controls. Over the past four years our district has spent close to \$80,000.00

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

maintaining these failing systems and controls. These invoices have begun to escalate with invoices totaling \$36,000+ over the last two years alone. This does not include the inflated utility fees we are paying for inefficiencies on all the mechanical and plumbing systems.

### Beaver Valley Controls:

The school has dealt with systemic failures with our mechanical controls for years. We have no control over most of the internal building temperatures, even if the rooftop units are functional, making controls replacement the most critical component of this project. In the late summer months of 2019, the gym got so hot, that students were overheated and got physically ill. This gym unit needs numerous repairs and only supplies warm air, making it dangerous for physical activity during the late spring and early fall. Teachers have also noted temperatures exceeding 90 degrees in their classrooms during certain months, but in other seasons they need to bring blankets into the room because it is too cold for students to concentrate. District staff has logged over 70 complaints directly related to poor indoor air quality since May of 2019. School administration knows these unpredictable temperature fluctuations have directly contributed to student illness and intermittent attendance. Failing controls must be replaced in coordination with the rooftop units to ensure the new units operate as intended.

### Water Heaters:

The current water heater's useful life expired in 2017 and at the time they were installed, they were made to operate at 80% efficiency. These units are on the verge of failure as depicted in the photos we have presented. Other components like pipes and flues need to be replaced in coordination with these ineffective heaters to ensure the system is efficient and that they work together as designed.

Replacing these outdated water heaters with high efficiency water heaters and associated components will save the District money on our regular repairs along with significant savings in annual energy costs. These savings will be reserved to ensure a sustainable and adequate maintenance budget for all future initiatives at this building.

### Boilers:

Our boilers will soon be past their useful life (less than 5-years), but we have been able to extend system longevity through regular preventative maintenance and repairs. One boiler cannot maintain the entire facility, meaning both must be operational at all times, but the largest deficiency in this system is our inefficient energy utilization. These boilers are not failing at a rate comparable to the rooftop units and controls; however, they still consume a lot of energy and present a high health and safety risk if one fails.

As noted before - the district plans to replace the boilers at the same time all the other HVAC replacements are happening, but the boilers will not be included as part of this BEST grant request.

### **Diligence Undertaken to Determine the Deficiencies Stated Above:**

Brush School District routinely employs engineers and architects to review our facilities and provide insight into our deficiencies.

In early 2016, our district commissioned a new Facility Master Planning study from 360 Energy Engineers. This study helped the district identify a comprehensive list of potential improvements based on their impact to the learning environment, urgency for improvements, reliability and failure risk, impact on comfort, reduction in energy, operational costs, as well as feedback from District Administration on our needs and issues.

The Facility Master Plan involved an energy use analysis showing Beaver Valley with an, "Energy Use Intensity (EUI)" score twenty points higher than our Thompson Elementary School campus. The EUI score is calculated by dividing the total energy consumed by the building in one year by the total gross floor area of the building. This report demonstrated that electrical costs at BVES are abnormally high, which was attributed to the HVAC infrastructure reaching the end of its normal life. Beaver Valley's HVAC system is now the worst out of all of our buildings in the district.

360's report also provided high level recommendations for the HVAC needs at the Beaver Valley facility, which included: replacing all rooftop units, optimizing the VAV system, implementing a digital control system to replace our outdated pneumatic controls, and replacing our inefficient hot water boilers with modern condensing units. Faculty and staff feedback over the last five years, regarding an overall lack of temperature control, have supported these conclusions.



## BEST FY2021-22 GRANT APPLICATION SUMMARIES

The district intends to follow the recommendations provided by 360 Energy Engineers to improve the environmental health and safety for our faculty, staff, and students; however, we also have a financial incentive to complete this work. 360 Energy Engineers estimated the financials of the facility improvements recommended in their report. Comprehensive HVAC and controls upgrades were determined to save the district over \$20,000+ in annual utility and maintenance costs. Anticipated savings would exceed the total amount spent on repairs at this facility for all of FY19-20, making these improvements vital to our long-term budget management strategies.

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

The proposed solutions fall in line with the previous facility master plan's recommendations. Work includes replacing equipment that has outlived its useful life including all 8 original rooftop units, 49 VAV controls, 3 water heaters, and 3 boilers. The 1 new RTU above the recent building addition will not be replaced, but will be integrated into the new controls package for cohesive facility wide control. Our current design has been optimized to ensure that work can proceed with minimal demolition. All ductwork will remain in place, and all VAV boxes will remain in their current locations.

#### **Rooftop Units:**

Our design consultants have recommended replacing all eight original roof top units. This scope includes six McQuay DX rooftop units supplying conditioned air to fan-powered VAV boxes and the two dedicated RTU's for the cafeteria and gym which utilize DX cooling coils and hot water pre-heat coils. The current VAV boxes are not efficient. Fan powered boxes without electrically commutated motors consume excessive energy and are often loud, which can disturb district students and staff during instructional times. All variable air volume boxes will be replaced with units containing electrically commutated motors. Replacing this broken and inefficient equipment with products tailored for our school learning environment will ensure our district can maintain, monitor, and control our building in an efficient manner.

Installing the new VAV boxes will require minimal removal and replacement of select ceiling tiles & grid directly below our work areas, and the VAV boxes will not be changing location. If any ceiling repairs are needed, contingency funds will be used.

#### **Controls:**

New Direct Digital Controls (DDC) components were proposed as the best solution to our outdated building controls. The current unreliable pneumatic thermostats and actuators will be removed and replaced with DDC components. All HVAC controls will then be tied into a modern digital building automation control system. The BAS (Building Automation System) will provide consistent controls, scheduling, and other energy conserving control features throughout the building. This will enable the maintenance staff to monitor the entire building through a web accessible front end computer program.

#### **Water Heaters:**

All water heaters and storage tanks at this facility are past their useful life, and a full replacement has been proposed as the most effective solution. Both water heaters and the storage tank will be removed and replaced with three new high-efficiency water heaters (95% efficiency). Plans for replacing these water heaters include installing new piping, flues, recirculation pumps and a new thermostatic mixing valve. This will be a simple and cost effective solution involving minimal labor outside of replacing these units.

#### **Boilers:**

Installing condensing hot water boilers will adequately address this aging system. Our design includes removing two boilers and all associated piping and flues. These units will be replaced with three new high efficiency boilers, associated piping, pumps, and flues. New boilers will be properly sized for our building, optimizing their intended life span. These properly sized high-efficiency boilers will also allow our District to eliminate some of the louvers in the mechanical room. This scope also includes installing new VFD drives on our existing two building loop pumps. Having VFD's on the main loop will prevent the pumps from constantly running and will provide significant energy and cost savings to our District.

This facility only has two boilers and lacks any fail-safe redundancies. The boilers are not able to work independently and cannot support the entire building if one fails. Shifting to three boilers would allow the building system to function in the event that one needs to be taken offline for repairs.

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

While the boilers are not currently past their useful life, they will need to be replaced soon, and we've determined it would be practical to replace this system concurrently with our controls in order to realize maximum energy and maintenance savings. The district has effectively managed our maintenance fund and will be able to address these boilers independent from the BEST Grant. This system is not past its useful life, but high efficiency boilers will reduce our utility budget and allow more funding to be available for preventative maintenance on other systems.

### **Due Diligence Undertaken in Defining the Stated Solution:**

Brush School District has engaged an architect on this project, Gibson Mancini Carmichael & Nelson and their MEP engineers (Integrated Consulting Engineers), as part of our process to take on these RTU, controls, water heater, and boiler replacements. Our architect and engineer team previously worked on plans for our storm shelter addition, so they are very familiar with our district and this facility. We understand funds committed prior to the grant application may not be eligible for reimbursement, but our district decided to take on these design costs directly prior to a BEST grant award.

Our design team used the Facility Master Planning report from 360 Energy Engineers as their basis of design when planning these required improvements. While working closely with this team, the district realized that it was more cost efficient to replace VAV boxes rather than repair. Water heaters and boilers are in the same mechanical room, so replacing both of those systems at once also made sense from a logistical efficiency perspective. These two areas represent the only major deviations from the 360 Energy Engineers report.

Construction Documents were completed in late January 2021 and we are prepared to immediately begin bidding and procuring equipment upon award of the BEST Grant. We are confident in our consultants and have been assured that our design is the most economical and easy to maintain system possible for our building. Efficiency was our primary goal during this planning process, and our design team was able to streamline these upgrades as much as possible. We will be replacing rooftop units and VAV boxes at a 1:1 ratio which allows us to maintain existing roof penetrations, rooftop unit curbs, and all ductwork inside the building. We have taken time to ensure our design will require little to no modification of the ductwork or the electrical runs required. All rooftop units will be installed in line with current curbs and ductwork connections.

Our team has also teamed up with a structural engineer to ensure the new units will be adequately supported by our structure. The current unstamped drawings we have from 1997, (no as-builts are available) show a few of the units in different locations, or facing a different direction. This evaluation has now completed, and recommendations from the findings have been provided to the district. One RTU will require structural steel reinforcements to provide adequate support. Load calculations and a structural detail have been provided to the awarded contractor. This work can be addressed with minimal additional cost, and the contractor has included these modifications in their scope of work.

Our maintenance team has reviewed these plans and will be able to perform any preventative maintenance required. Our district has also spoken with local contractors who are willing and able to provide service and support for the future work we are unable to perform ourselves.

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

Out of all priorities in the district, this project is our most urgent. Beaver Valley Elementary lacks the mechanical and plumbing systems needed to effectively combat the Coronavirus and keep our building within tolerable heat and cooling ranges. These systems also routinely fail causing large recurring expenses which prevent us from being able to effectively manage our annual maintenance budget. We have continued spending our reserve funds on these systems to keep our building operational, but this approach is unsustainable and puts our student's health and safety at risk.

Evidence now confirms that the Coronavirus can remain airborne for longer times and further distances than originally thought. In addition to close contact with infected people and contaminated surfaces, spread of COVID-19 may also occur via airborne particles in indoor environments, in some circumstances beyond the 6-foot range encouraged by social distancing recommendations. Although improvements to ventilation and air cleaning cannot on their own eliminate the risk of airborne transmission of this virus, the EPA recommends increasing ventilation with outdoor air and air filtration as important components of a larger strategy that includes facial coverings and social distancing, which we are actively implementing district wide. We are making substantial efforts with our behavior modifications; however, our lack of robust equipment has

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

limited the district's ability to slow the spread inside this building.

Recent research suggests that a school's physical environment also can play a major role in academic performance. HVAC issues can trigger a host of health problems, including asthma and allergies, which increase absenteeism and reduce academic performance. Research links these key environmental factors to health outcomes and students' ability to perform. Good mechanical and plumbing designs produce more comfortable environments with proper lighting, air temperature, humidity, and noise levels. This reduces distractions and creates environments where students and teachers can see clearly, hear accurately, and not feel too warm or too cold.

We believe that the HVAC improvements at Beaver Valley ES will enhance academic performance, as well as teacher and staff productivity and retention, all while addressing our most urgent health and safety needs now heightened by the continuing spread of the virus.

**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:**

All the architectural, functional, and construction standards that are to be applied to this capital construction project are consistent with the public school facility construction guidelines established by the CCAB pursuant to section 22-43.7-107: ASHRAE Standard 62.1-2013 Ventilation for Acceptable Indoor Air Quality (2013).

Colorado Department of Public Health and Environment which references Air Quality, Hazardous Waste, Public and environmental health, Radiation Control, Solid Waste and Water Quality.

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.

- 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.

- 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.

- 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.

- 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.

- 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.

- ENERGY STAR Labeled HVAC / mechanical systems.

- 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.

- 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.

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

We have recently been fortunate to pass an MLO in 2020, of which \$500,000 is dedicated to maintenance plans for buildings throughout the district. This equates to over \$300.00 per student. Our annual budget is typically sufficient for all our maintenance needs; however, the recurring HVAC problems at Beaver Valley Elementary have differed other scheduled projects for one or more years.

Our Board and administration began making significant budget cuts in 2010 and are committed to a conservative and

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

proactive approach, ending this practice of differed maintenance. Part of this approach involves holding extra contingency in our general fund each year. We are levying close to \$2,000,000 annually but this has never been fully expended. Our Middle School and High School were recently replaced as part of the FY 2017-2018 BEST Grant program, and our maintenance burdens have been significantly reduced since moving into that building in late 2019. Beaver Valley is now our oldest school in the district and requires the most upkeep and expenditures on preventative maintenance.

Having upgrades to our heating and cooling systems provided through a BEST Grant would allow us to effectively manage our maintenance budget and set aside additional funding for future repairs when they become needed in next 10 years.

Our new equipment is expected to last 20+ years with proper maintenance, and we intend to utilize our warranties for any immediate claims following installation. Rooftop unit manufactures such as Daiken, formally McQuay, provide units with a 5 year warranty for parts. The warranty period for labor will be mutually agreed to by the district, design team, and our contractors. By utilizing these warranties, we will be able to sustainably maintain our entire district after replacing these unreliable and unpredictable HVAC and water heating systems at Beaver Valley Elementary.

**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:**

Beaver Valley Elementary School was built in 1997 and was constructed on a new site. This facility has been used as a public school building since 1997. A storm shelter addition was added in 2019. This building was constructed in accordance with construction standards required at 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:**

Beaver Valley is approximately 24-years old and has not required any major capital improvements thus far. The largest improvement made in the last three years was a 3,045 SF storm shelter addition, completed in 2019, that is being used for the school's music and band program. This building addition was part of the district's 2016 bond program and serves as a safe place for students, staff & community members to go in the event of a tornado.

The current HVAC system has also endured some major issues over the last few years. Thermal actuators have been failing, causing a lack of communication between our control system and the mechanical systems. These failures required immediate and expedited replacement as most of our digital outputs go through the actuators, making them critical to our building controls. Over the past four years we have spent close to \$80,000.00 maintaining these failing systems and controls. These invoices continue to escalate and mechanical invoices for FY19-20 were more than double the total from the previous year. This does not include the inflated utility fees we have been paying for inefficiencies on all of our mechanical and plumbing units. The current situation is unsustainable from a budget perspective, as well as our environmental health and safety perspective.

Upgrades to these HVAC and controls systems at Beaver Valley were recommended as part of the recent facility master planning documents produced 5 years ago, but other costs have prevented our district from addressing these upgrades until now.

Other recent capital improvements at this facility include \$14,355.66 for FF&E replacements to better serve our entire student body, including those with special needs. We also spent \$4,956.00 on solar panels for playground cameras to improve the safety and security of our grounds. Recent large expenses also include \$32,775.00 spent on asphalt repairs, \$17,605.10 to replace sections of unsafe and deteriorating flooring, and dozens of other replacements and repairs as part of our preventative maintenance strategy.

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

In 2020, Brush School District passed a mill levy to keep operational funding in place to help support capital needs. Our district is always looking for grant opportunities to supplement these funds for our ongoing capital improvements. We recently received Elementary and Secondary School Emergency Relief funding along with a safety and security grant.

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

As previously stated, we will replace the boilers without state support. These boilers will remain part of our scope for the project, and no funds from BEST will be required. The hard bid for boilers came in at \$332,000. Also, design for this project was completed in January 2021 with fees totaling \$78,500. Design fees are also being covered in full by the district. The district has proactively funded \$410,500 from their own reserves towards this project outside the match associated with this BEST Grant application.

### How do you budget annually to address capital outlay needs in your district/charter? Include \$/FTE for the prior fiscal year:

Brush School District relies on our general fund and contingencies to address capital outlay throughout the year. We typically allow for \$500,000 of our annual MLO to be dedicated towards maintenance expenses. In the last fiscal year, we spent \$448,182.00 on maintenance, not including utilities, which equates to about \$314.00 per pupil.

Our district was awarded a prior BEST grant in Fiscal Year 2017-2018 to design and construct a new Secondary Campus on the existing High School site. This facility now serves all Middle School and High School students in the district, along with all recreation fields used by district athletics. The district took possession of this building following substantial completion in November 2019 and have been maintaining our Capital Renewal Reserves for one fiscal year. We are committed to maintaining this new building and have developed a comprehensive plan for preventative maintenance and repairs. The official student October count from CDE's website shows 656 students at the new secondary campus. Funding, based on three-year enrollment averages, totals \$8,114.98 per pupil. This calculates to a capital renewal reserve of \$79,851.40 which has been set aside for future system replacements at this facility. Funds from general reserves, in addition to our MLO, may also be leveraged for immediate extensive improvements if required.

### 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?

Current annualized utility costs at this facility total \$110,000. Our District anticipates saving over 15% annually on utilities alone, not including the additional savings expected through reduced maintenance and repair costs.

### 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>	\$983,455.56	<b>CDE Minimum Match %:</b>	46.00
<b>Current Applicant Match:</b>	\$837,758.44	<b>Actual Match % Provided:</b>	46
<b>Current Project Request:</b>	\$1,821,214.00	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	0	<b>Contingent on a 2021 Bond?</b>	No
<b>Previous Matches:</b>	0	<b>Source of Match:</b>	
<b>Future Grant Requests:</b>	0	The match will be provided through Capital Reserves. Conservative budget management strategies have allowed the district to provide this match and fully fund the boiler replacements without any budgetary restrictions.	
<b>Total of All Phases:</b>	\$1,821,214.00	<b>Escalation %:</b>	0
<b>Affected Sq Ft:</b>	59,540	<b>Construction Contingency %:</b>	5
<b>Affected Pupils:</b>	306	<b>Owner Contingency %:</b>	5
<b>Cost Per Sq Ft:</b>	\$30.59	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$2.02	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$28.57	<b>Does this Qualify for HPCP?</b>	No
<b>Cost Per Pupil:</b>	\$5,952	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	205	<b>Who owns the Facility?</b>	District

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

N/A

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

NA

## Financial Data (School District Applicants)

<b>District FTE Count:</b>	1,261	<b>Bonded Debt Approved:</b>	\$38,500,000
<b>Assessed Valuation:</b>	\$261,936,607	<b>Year(s) Bond Approved:</b>	16
Statewide Median:	\$108,716,681		
<b>PPAV:</b>	\$207,758	<b>Bonded Debt Failed:</b>	
Statewide Median:	\$173,681		
<b>Unreserved Gen Fund 19-20:</b>	\$11,591,649	<b>Year(s) Bond Failed:</b>	
Statewide Median:	\$2,880,535		
<b>Median Household Income:</b>	\$51,728	<b>Outstanding Bonded Debt:</b>	\$9,040,000
Statewide Avg:	\$59,201		
<b>Free Reduced Lunch %:</b>	58.90%	<b>Total Bond Capacity:</b>	\$52,387,321
Statewide Avg:	47.28%	Statewide Median:	\$21,743,336
<b>Existing Bond Mill Levy:</b>	14.616	<b>Bond Capacity Remaining:</b>	\$43,347,321
Statewide Avg:	6.7	Statewide Median:	\$13,529,004
<b>3yr Avg OMFAC/Pupil:</b>	\$17,086.00		
Applicants Median:	\$2,359		

● **Facilities Impacted by this Grant Application** ●

**MEEKER RE1 - MS Security Improvements - Barone MS - 1977**

District:	Auditor - Meeker RE-1
School Name:	Barone MS
Address:	BOB TUCKER DRIVE
City:	MEEKER
Gross Area (SF):	44,039
Number of Buildings:	1
Replacement Value:	\$13,137,087
Condition Budget:	\$6,976,905
Total FCI:	0.53
Adequacy Index:	0.29



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,784,292	\$2,154,620	1.21
Equipment and Furnishings	\$188,425	\$235,530	1.25
Exterior Enclosure	\$1,817,631	\$293,980	0.16
Fire Protection	\$13,025	\$595,962	45.76
Furnishings	\$90,811	\$22,703	0.25
HVAC System	\$1,343,192	\$546,162	0.41
Interior Construction and Conveyance	\$3,333,493	\$1,567,661	0.47
Plumbing System	\$733,627	\$537,009	0.73
Site	\$2,459,734	\$1,619,243	0.66
Structure	\$1,372,856	\$0	0.00
<b>Overall - Total</b>	<b>\$13,137,087</b>	<b>\$7,572,870</b>	<b>0.58</b>

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

**Applicant Name:** MEEKER RE1

**County:** RIO BLANCO

**Project Title:** MS Security Improvements

**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 checked="" type="checkbox"/> Security | <input type="checkbox"/> ADA                | <input type="checkbox"/> Window Replacement |  |
| <input type="checkbox"/> CTE:                |   | <input type="checkbox"/> Other:             |  |

## General Information About the District / School, and Information About the Affected Facilities:

The Meeker School District is a small rural district in the northwest corner of Colorado. The school district incorporates the majority of the eastern half of Rio Blanco County. As of the 2010 Census, the Town of Meeker maintained a population of 2,475 residents. The School District has 678 PK-12 students as of October 2020. Like most Colorado School Districts, the enrollment trend for the 2020-2021 school year showed a decline in enrollment. The district anticipates enrollment will increase in subsequent years and return to the historical average of 700 to 750 students. Current local economy does not show new activities justifying immediate growth in the county, although the White River Valley offers great potential for growth.

The agrarian roots of the community are still present with numerous sheep and cattle ranches. Many ranching families are multi-generational. It is not uncommon for residents to be the fourth or fifth generation Meekerites. Annual events such as the sheepdog trials are an outpouring of the sheep and cattle ranching upon which the community is founded. "Traffic jams" due to mobilization of cattle and sheep herds through downtown are a normal part of life for Meeker residents.

Coal, oil, and natural gas industries remain important to the local economy, with recent efforts for diversification through aviation, niche manufacturing, and tourism. The White River National Forest and Flat Tops Wilderness area are easily accessible with world class hiking, fishing, hunting, and OHV trails.

The Meeker School District's vision statement, "Excellence in All We Do" has been achieved in many areas, including strong academic performance for several years. The school district been "Accredited with Distinction" by the Colorado Department of Education in 2016, 2017, 2018, and 2019. No accreditation rankings were awarded in 2020 because of the COVID-19 pandemic. Meeker Elementary School and Barone Middle School have earned the Governor's Distinguished Improvement award in 2016 and 2018, and 2017 and 2019, respectively. Meeker Elementary School was named a National ESEA Distinguished School in 2019. These accolades, based primarily on state assessments, have been earned while the district offers expanded and balanced curriculum.

Meeker School District was fortunate to be awarded a 2019 BEST Grant for a renovation and addition to Meeker High School. Not only has this BEST Grant provided the Meeker Community a premier High School Facility delivered on time and on budget, but also has provided an economic boost that has strengthened the overall economy. Meeker School District worked with consultants to track funds expended local in the Town of Meeker, and determined that over \$8.5 Million from project funding were spent locally on local trades, meals, lodging, and fuel. This proved especially important given the challenges local economies have faced as a result of the COVID-19 pandemic.

Barone Middle School serves 150 students. In addition to the core academic courses of English/language arts, mathematics, social studies, and science, students receive instruction in STEM, physical education, music, and enrichment opportunities to



## BEST FY2021-22 GRANT APPLICATION SUMMARIES

further advance their education. A variety of extracurricular and cocurricular activities with an outstanding tradition of success are also offered for middle school students.

The school district operates and maintains approximately 230,000 square feet of facilities. Our maintenance program is led by facilities staff equipped with HVAC, electrical, carpentry and general maintenance skills. Facilities staff consists of 6 full time employees who handle maintenance and custodial duties across the district. One of these individuals works full time at the middle school. Our facilities staff diligently prioritizes facilities maintenance projects and works to be as proactive as possible with limited funds.

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

The renovations to Meeker High School completed in December 2020 and the new Meeker Elementary School completed in 2010 have laid bare the security inadequacies of Barone Middle School. Though there has not been a specific incident where a student's safety and security were jeopardized, this has largely been a result of luck and the diligence of a tight knit community to identify potential threats. There have been multiple occasions when doors have been unlocked for a period of time or a visitor has entered the building without the knowledge of school staff.

Schools constructed in the 1970s did not design security into the facilities. BMS is lacking numerous safety features which are now commonplace in public schools. From a combination of the district's knowledge of the facility and input from numerous industry professionals, the following deficiencies have been identified as critical safety concerns: safe and secure entry vestibule, lock down notification, visibility to see who is approaching the building, internal communication system, and appropriate access control at every interior and exterior entrance.

**Secure Vestibule:** When visitors enter BMS, they have free rein to the school commons and have access to every classroom in the building. There is no way for visitors to communicate with the front office before entering. Furthermore, there is no physical barrier between the school receptionist and visitors in the event of an altercation. A visitor entering the school it would include the following steps: 1) When approaching the building the visitor would need to locate a small "Aiphone" speaker and initiate communication through pressing a button. 2) If the receptionist were at her desk, the visitor would have to wait until they hear a click to enter the building, after which he or she would have access to enter any part of the school. To account for the high volume of students entering the building in the morning, administrators manually unlock the front doors and understandably are not always locked again when the first bell rings. This often creates an environment where visitors can bypass the Aiphone to enter the school without the knowledge of administrators.

**Lock Down Notification:** There is no panic button located at the front office or anywhere else in the school that would allow staff to readily communicate a threat to the school and first responders, or to lock all exterior and vestibule doors.

**Visibility:** The positioning of the office and current storefront windows creates line of sight challenges when visitors approach the building. It is nearly impossible to see any potential threat approaching the building. Coupled with the lack of a secure vestibule, the lack of visibility creates grave safety concerns.

**Internal Communications:** Barone Middle School lacks a way for staff to communicate a potential threat throughout the building. The intercom system in the school was installed in 1998 and has reached the end of its life cycle according to the school's CDE Facility Condition Index. 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.

**Exterior Access Control:** BMS consists of two stories and 17 exterior doors. BMS has struggled to ensure these doors remain locked as they are often used by staff to enter and exit the building. There are no card readers and doors can easily be dogged open. While the district endeavors to ensure exterior doors are locked when students are in the building, it is nearly impossible to monitor them at all times. Every exterior door in Barone Middle School has surpassed the end of its life cycle according to the school's CDE Facility Condition Index.

**Internal Access Control:** Key inventory is problematic for all schools. Every interior door in Barone Middle School maintains a

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

unique key. Though interior door hardware was upgraded in 2019, access control and key inventory remains a major concern for the school district. Standardizing keying systems would greatly improve student safety. One of the most important strategies in a lockdown scenario is to create time barriers. A closed and locked classroom door is a time barrier that has been proven to save lives in lockdown scenarios. Appropriate and controlled locking mechanisms are essential to providing this time barrier.

The district currently uses the Standard Response Protocol for emergency situations, but the ineffective communications can put students and staff at risk in the event of an emergency. The lack of a secure main entrance poses a significant threat to proactive prevention of any emergency situations within the school. Barone Middle School is lacking modern security and safety features which should be a necessity in any public school.

### **Diligence Undertaken to Determine the Deficiencies Stated Above:**

The district competitively procured design teams to lead the master plan process and selected Cannon Design (formerly Bennett Wagner Grody Architects) in the Spring of 2017. Cannon Design formed a master plan advisory committee of 21 individuals. The committee was composed of parents, students, community members, staff, and Board of Education members. Cannon Design worked with the committee over the course of 10 months. Though the bulk of the master plan focused on Meeker High School and the Meeker School District Transportation center, the finalized master plan specifically noted that the intercom and speakers have surpassed their useful life and the lack of access control.

Subsequent to the master plan process, the Meeker School District has enlisted a team of industry professionals to identify the primary security deficiencies at Barone Middle School. MSD competitively procured NV5 as the project owner's representative, TreanorHL as the project architect, and Haselden Construction as the Construction Manager and General Contractor. These three firms have each worked on multiple Colorado K-12 security projects. Beyond these participants, MSD has conducted site assessments with Colorado Doorways to determine deficiencies security exterior doors and Commercial Specialists Inc. to determine deficiencies with the existing intercom and clock system.

In addition to engaging experts in K-12 construction, MSD has engaged local law enforcement and first responders to better understand not only the deficiencies for student and staff safety but also that for the community as a whole. Each year, a safety team comprised of staff and local law enforcement, assess interior and exterior portions of all school buildings and school grounds for potential threats/hazards that may impact the site, the staff, and the students. Beginning in 2015, Meeker School District collaborated with thirteen local agencies to develop an Emergency Operations plan for the school district. This living document has undergone six revisions in the past five years to adopt changing circumstances and new national safety standards. This strategy to develop standardized procedures for all schools, has been an ongoing effort with the most current outcome resulting in significant safety and security improvements at Meeker High School. Barone Middle School would implement the same systems as Meeker High School to better accommodate district safety policies, allow for continuity districtwide, and provide streamlined access should law enforcement or EMS need to respond to an emergency at one of the district's schools.

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

Meeker School District RE-1 is proposing the following solutions to address the deficiencies at BMS.

**Secure Vestibule and Visibility:** The highest priority to the school is to have a secure entry vestibule for visitors. This vestibule will include a new set of interior doors and replace the dated wood exterior doors to allow for better view of approaching visitors. These added doors and storefront windows will consist of school guard glass to better protect those inside the building. This layout will match the secure vestibule at the other school facilities in Meeker School District which will standardize entry procedures for all visitors to the district. The new vestibule is designed with ADA standards in mind. All doors will be equipped with Handicap operators and the vestibule provides proper turn radii and egress for all visitors. The new vestibule will also require a new cabinet unit heater and lighting.

**Exterior Access Control:** In order to secure the perimeter of the building, MSD will be installing 5 Allegion AptiQ card readers for staff to enter the building. To ensure staff only use doors with card readers, the district will blank off all other exterior doors and disable the ability for exterior push bars to be dogged open. This will ensure entry to the building can only be obtained through the front entrance or with a preprogrammed key card, and that all other doors will only be used for

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emergency exiting. All card readers would be tied to an electric switch that would fail in the locked position. This means that in the event of a lockdown or power outage card readers would not be usable and the entire building perimeter would be secure.

**Internal Communications:** Similar to the system installed in Meeker High School, BMS would implement a Dukane Carehawk central controller and new speakers for the intercom and clock system. This would include telephone communications cards that would allow integration with the Shoretel VoIP phones allowing any classroom to readily communicate with the front office. The new Carehawk unit would also integrate with the existing Honeywell Silent Knight fire alarm panel to notify first responders of an emergency. Finally, the Carehawk 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.

**Lock Down Notification:** With this new technology, a lockdown event would now include the following actions, that are not possible with the existing infrastructure: 1) The front receptionist or principal would press a button instantly initiating a lockdown event. 2) This would simultaneously trigger the following: An automated message preprogrammed with Standard Response Protocol verbiage from the I Love You Guys Foundation would be announced building wide. An alarm would be sent to a monitoring company to notify first responders of the threat. All exterior Doors would lock and key card functions other than those necessary for first responders to enter the building would be disabled. A perpetrator would be confined to the secure vestibule which consists of brick walls or school guard glass. School administrators would be able to communicate seamlessly with any classroom either through the intercom or existing phone system.

**Internal Access Control:** Finally, similar to the Meeker High School, New Medeco XT cores would be installed on interior doors. With this new technology, instead of staff using a physical key which could be lost or stolen, they would utilize an intelligent slim line key. Not only can these keys be programmed for specific cores and deactivated if lost, but they can also be programmed to only work during certain times of the day.

The Meeker School District recognizes that the safety and security improvements to Barone Middle School will only be effective if staff are properly trained on the full functionality of these systems. MSD has taken the approach of providing staff with two trainings; one when the systems are installed and used for the first time, and a second after staff has been able to work with the systems for a month or two. Trainings for each security system involves multiple staff members so the district is not reliant on one person to operate them. Finally, MSD recognizes training goes beyond the staff members maintaining the systems and requires regular communication and trainings for all staff in the building. First responders are often integrated into these training sessions to maintain the collaborative relationship, collective understanding, and shared continuous improvement regarding emergency response between the school district and Meeker Fire & Rescue, the Meeker Police Department, and the Rio Blanco County Sheriff's Office.

### **Due Diligence Undertaken in Defining the Stated Solution:**

The Schematic Design for the secure vestibule and improved visibility has been completed. Haselden Construction has provided pricing to accompany this Schematic Design. Design Development is currently underway. In addition to the site assessments conducted by Colorado Doorways and Commercial Specialists Inc. mentioned previously, these consultants, in cooperation with NV5, have provided pricing for the following components: intercom head end unit, intercom speakers, integrated emergency messaging, exterior door hardware improvements, and card readers to provide access control at exterior entrances. Because of the expertise of these consultants, and their experience on similar projects, the school district maintains a high level of confidence the proposed solutions address the stated deficiencies and that the price estimates reflect the true cost of completing this work. That confidence is extended to include an assurance that the proposed solutions adhere to established architectural, functional, infrastructure, site analysis, technology, or construction standards.

Because of the Meeker High School renovation completed in December 2020, MSD gained significant insight regarding specific equipment, hardware, and software to include in the renovation. This equipment, hardware, and software has proven to appropriately meet the school district's needs and great value can be leveraged from consistency between district buildings. Local law enforcement has frequently requested this consistency, specifically with regard to access control. This project will allow the district to standardize access control with all three school buildings in the district.

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

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The Meeker School District has identified ensuring a safe learning environment as one of four primary focus areas for the District's strategic vision established in 2015. Since that time Meeker School District has made safer school facilities a priority for their district. The inadequacy of Barone Middle School with regard to safety and security is striking and currently the most urgent capital need in the school district. Each of the other schools in the district now have up to date and functional safety and security measures integrated into the physical plant of each building.

The inability to provide a safe learning environment at Barone Middle School holds the potential for catastrophic events to occur within this building. The safety and security of over 150 students and 21 staff members is at risk on a daily basis until these deficiencies are addressed.

The Meeker School District has identified these issues at BMS of urgent, critical nature and has taken steps to address safety and security needs. The implementation of district wide usage of the Standard Response Protocols and the relocation of the BMS office 2015 are two examples of this effort. Unfortunately, Barone Middle School is still in need of upgrades to ensure an adequately secured facility. If the project is not awarded, the school district will be unable to fully provide all scope as desired. The contractor pricing based on the schematic design already creates the likelihood of a difficult value engineering process (scope cut) because of rapidly escalating construction costs and necessary contingency estimates associated with remodel work. In order to address these costs, some scope has already been removed, but a budget shortfall is still present. Without a grant, further cuts are inevitable which will limit the effectiveness of the planned upgrades.

The Meeker School District has initiated this project because it is a critical priority for the safety of the students in the district. In doing so, the district has already committed to the costs of schematic design and environmental investigation as well as program management during the schematic design phase. These costs are being paid from proceeds of the school district's successful bond election in 2018. However, without BEST funds, insufficient monies are available to complete a holistic safety and security upgrade for Barone Middle School. The Meeker School District requires BEST funds to complete 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 Meeker School District prioritizes and commits to regular maintenance of facilities to extend their value to students, staff and community for as long as possible. Safety and security upgrades at Barone Middle School will first be under warranty by the general contractor and then maintained according to regular schedules. The contractor will also provide training and operation/maintenance information to the maintenance/custodial department for all new components such as doors, hardware, and windows. 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 construction of the new Meeker Elementary School 10 years ago and the new Meeker High School in 2019-2020, the school district fully understands the needs that arise to maintain facility upgrades and to plan for replacement of equipment that reaches end of life.

Meeker School District RE-1 currently employs one full time individual responsible for custodial and maintenance work at the middle school. BMS often contracts maintenance work as the need arises or utilizes other maintenance/custodial staff in the district to address the maintenance needs within the building. In addition, the Meeker School District also employs an IT Director who will maintain the low voltage systems in all buildings. This employment structure would continue if the district were awarded a BEST grant.

Maintenance of new systems will be budgeted appropriately as part of the district's annual operating budget. The district currently allocates approximately \$150,000 to maintenance and operations for Barone Middle School. This equates to approximately \$1000 per student. This general budget amount will remain in the operations and maintenance following the safety and security upgrades with a portion allocated to standard capital renewal and preventative maintenance costs.

Though no longer required by Colorado statute, the district continues to maintain a Capital Reserve fund. 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. The school district's current per pupil revenue is calculated at \$8,237.68. At 1.5% of this amount (\$123.57) and with an approximate FTE of 150 at Barone Middle School, this

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

would amount to a minimum of \$18,534.78 transferred from the district's General Fund to this account on an annual 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:**

Barone Middle School was constructed as a new facility in 1977. At the time of construction, the facility was considered to be a premier facility. Until 2010, was in better condition than any other Meeker School District RE-1 facility. In 2010 the Meeker School District finished construction of a new Meeker Elementary School. In 2020 the Meeker School District finished construction of a new Meeker High School and district transportation center.

The number of students enrolled in recent years has been fairly consistent allowing for Barone Middle School to be used for its intended use as a middle school. Sadly, schools were not designed in 1977 to address the same safety and security concerns that are present in schools today. Currently Barone Middle School is the least secure facility in the district posing the greatest risk to the safety and security of students and staff.

**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 majority of Barone Middle School is still in its original 1977 condition. Much of the facility is still in use and functional due to the District's excellent routine maintenance program which has ensured that existing systems remain functional

HVAC: Since its original construction, the facility has replaced their Water Heater, Boilers and several Air Handling Units in 2009.

Building Layout: In 2015, BMS underwent a minor renovation to relocate the front office and principal's office to a classroom adjacent to the front entrance. This renovation has allowed the principal and receptionist to better interact with those entering the building, but did not account for a secure vestibule or ways to ensure visitors were using the front entrance. Furthermore, this renovation improved visibility for the front office to view visitors as they approach the building. However, it did not allow line of sight to visitors when they are at the front doors as those doors are made of wood.

Low Voltage Systems: A new security camera CCTV system and phones were installed in 2008. This newly installed system is still functional and meets the needs of the facility. In 1997, a new Bogan intercom system was installed, and has lasted past its intended lifetime. Due to the age of the system, messages are inaudible in several classrooms, and the intercom/clock system does not have the ability to integrate with the phone system or display automated messages. BMS staff would like to be able to trigger automated messaging as established in the "I Love You Guys Foundation" in the event of a lockdown or similar scenarios. In the event of a lockdown, school staff does not have a way to notify first responders without calling the police department directly. Also in 2015, BMS was retrofitted with a fiber backbone, with the network switches and equipment upgraded in 2012.

Door Hardware: During the fall of 2019 BMS upgraded the door hardware for classrooms to include columbine locks and levers for better ADA accessibility. This new Schlage hardware has allowed the school to meet state standards and allow anyone to secure gathering areas for students without the use of a key. The upgrade for interior doors did not include new hardware for exterior doors allowing for many points of access into the school itself. Furthermore, the cores used in the school have been there for many years making it difficult for the school to account for all keys that have been issued or returned with staff turnover.

FF&E: In 2020 BMS installed new tables and desks in each classroom to allow for more flexibility in the learning space. The furniture was provided and installed by Officescapes.

Athletics/Physical Education: In 2020, the gym floor was replaced due to a water leak. The scoreboard in the gym was replaced in 2008.

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

Significant safety upgrades were completed in 2015 with funds remaining from the district's successful bond election in 2008 for the new Meeker Elementary School. The main office of the building was moved from an upstairs location to a location

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

adjacent to the main entry of the facility. At that time, the school district also received an \$80,000 donation from Meeker Fire and Rescue to upgrade the fire alarm system. While these changes significantly increased security and safety in the building, the funds were insufficient to complete a comprehensive safety upgrade.

Wise stewardship of construction funds associated with the district's 2018 successful bond election and BEST funded project have provided the necessary funds to facilitate additional upgrades. Combined with additional BEST funds, the district believes it can complete the comprehensive safety upgrades needed at Barone Middle School and that these upgrades will provide a safe and secure facility for years to come. As stated previously, this stewardship has positioned the district to increase its financial contribution to the project.

Barone Middle School is not eligible for grant monies through the State Historical Fund as this facility is not considered to be a building of historical significance.

### **How do you budget annually to address capital outlay needs in your district/charter? Include \$/FTE for the prior fiscal year:**

The school district keeps an ongoing, prioritized list of capital construction needs throughout the school district. Because of the age and condition of Barone Middle School, many of the projects on this list are at the middle school.

Though no longer required by state statute, the Meeker School District maintains a Capital Reserve Fund to address facility needs. Over the past several years, the school district has liquidated a variety of unused properties and has supplemented the Capital Reserve Fund with those revenues. Currently the Capital Reserve Fund has a balance of \$275,000, or approximately \$428 per FTE (October 1, 2020 FTE = 643). In addition to the liquidated properties, the district has also transferred \$275,000 from the General Fund to the Capital Reserve Fund, since July 1, 2015. These funds were transferred as a result of actual expenses lower than budgeted and revenues higher than budgeted. Recent financial contractions for Colorado public schools creates significant challenges with increasing Capital Reserve funds. Nevertheless, the district remains committed to maintaining these funds with annual transfers from its General Fund.

The Meeker School District will be allocating, at minimum, a \$40,000 transfer from its General Fund to its Capital Reserve fund for the 2021-2022 fiscal year in order to meet its capital renewal commitments in this grant application and the grant received in 2019 for construction at Meeker High School.

### **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 Meeker School District does not anticipate any significant reduction in utility costs as a result of 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>	\$104,431.76	<b>CDE Minimum Match %:</b>	61.00
<b>Current Applicant Match:</b>	\$177,816.24	<b>Actual Match % Provided:</b>	63
<b>Current Project Request:</b>	\$282,248.00	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	0	<b>Contingent on a 2021 Bond?</b>	No
<b>Previous Matches:</b>	0	<b>Source of Match:</b>	
<b>Future Grant Requests:</b>	0		The match will come from a bond proceeds already in place through a successful bond election in the fall of 2018. As a result of strong interest rates in our bond fund and remaining contingency funds from the construction of the new Meeker High School and Meeker Transportation Facility, monies associated with the successful bond election in 2018 will be used as the match for this project. Ballot language for that bond election allowed for bond funds to be utilized for the capital needs of the district, so long as the high school and bus garage needs were addressed first.

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

Those projects are now complete which allows us to leverage the funds for additional safety and security upgrades at Barone Middle School.

Because the Meeker School District is committed to this project, we have increased our participation in the project costs. The school district has increased its match from 61% to 63%.

<b>Total of All Phases:</b>	\$282,248.00
<b>Affected Sq Ft:</b>	44,039
<b>Affected Pupils:</b>	152
<b>Cost Per Sq Ft:</b>	\$6.41
<b>Soft Costs Per Sq Ft:</b>	\$0.32
<b>Hard Costs Per Sq Ft:</b>	\$6.09
<b>Cost Per Pupil:</b>	\$1,857
<b>Gross Sq Ft Per Pupil:</b>	290

<b>Escalation %:</b>	4
<b>Construction Contingency %:</b>	4
<b>Owner Contingency %:</b>	10
<b>Historical Register?</b>	No
<b>Adverse Historical Effect?</b>	No
<b>Does this Qualify for HPCP?</b>	No
<b>Is a Master Plan Complete?</b>	Yes
<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>	643	<b>Bonded Debt Approved:</b>	\$39,700,000
<b>Assessed Valuation:</b>	\$527,235,430	<b>Year(s) Bond Approved:</b>	18
Statewide Median: \$108,716,681		<b>Bonded Debt Failed:</b>	
<b>PPAV:</b>	\$819,962	<b>Year(s) Bond Failed:</b>	
Statewide Median: \$173,681		<b>Outstanding Bonded Debt:</b>	\$15,905,000
<b>Unreserved Gen Fund 19-20:</b>	\$4,170,082	<b>Total Bond Capacity:</b>	\$105,447,086
Statewide Median: \$2,880,535		Statewide Median: \$21,743,336	
<b>Median Household Income:</b>	\$51,272	<b>Bond Capacity Remaining:</b>	\$89,542,086
Statewide Avg: \$59,201		Statewide Median: \$13,529,004	
<b>Free Reduced Lunch %:</b>	33.90%		
Statewide Avg: 47.28%			
<b>Existing Bond Mill Levy:</b>	7.874		
Statewide Avg: 6.7			
<b>3yr Avg OMFAC/Pupil:</b>	\$14,989.34		
Applicants Median: \$2,359			



Edward A. Thompson  
Chief of Police

January 29, 2021

Capital Construction Assistance Board:

The Meeker Police Department is writing this letter in support of the Meeker School District's efforts to secure a BEST grant for safety and security upgrades at Barone Middle School.

Barone Middle School is now the only school in the Meeker School District that lacks the safety and security features commonplace to schools. The lack of a secure vestibule, internal communications, integrated lockdown and fire notification, and exterior access control are of great concern. Each of these components assist first responders in addressing emergency situations in schools. In those situations, timeliness is of utmost importance. The safety and security deficiencies at Barone Middle School create time barriers, which put the lives of approximately 150 students and 21 staff members at risk on a daily basis. In the event of an emergency, catastrophic outcomes are likely because of the safety and security deficiencies at Barone Middle School.

Because the school was built in 1977, many of these concerns were not considered with the original construction. Any renovation similar to that outlined in the school district's BEST grant application would ensure implementation of today's construction standards, which hold student safety as a top priority.

Sincerely,

Edward Thompson  
Chief of Police  
Meeker Police Department

Meeker Police Department 345 Market Street Meeker, CO 81641 P: (970) 878-5555 F: (970) 878-5625

# RIO BLANCO FIRE PROTECTION DISTRICT



MEEKER FIRE RESCUE

240 7<sup>th</sup> Street, Post Office Box 737  
Meeker, CO 81641  
(970) 878-3443



February 4, 2020

Capital Construction Assistance Board:

Meeker Fire Rescue is writing this letter in support of the Meeker School District's efforts to secure a BEST grant for safety and security upgrades at Barone Middle School.

Barone Middle School is now the only school in the Meeker School District that lacks the safety and security features commonplace to schools. The lack of a secure vestibule, internal communications, integrated lockdown and fire notification, and exterior access control area are of great concern. Each of these components assist first responders in addressing emergency situations in schools. In those situations, timeliness is of utmost importance. The safety and security deficiencies at Barone Middle School create time barriers, which put the live of approximately 150 students and 21 staff members at risk daily. In the event of an emergency, catastrophic outcomes are likely because of the safety and security deficiencies at Barone Middle School.

Because the school was built in 1977, many of these concerns were not considered with the original construction. Any renovation similar to that outlined in the school district's BEST grant application would ensure implementation of today's construction standards, which hold student safety as a top priority.

Sincerely,

Luke Pelloni  
Fire Chief  
Meeker Fire and Rescue





**Sheriff Anthony Mazzola**  
anthony.mazzola@rbc.us

**Undersheriff Jeremy Muxlow**  
jeremy.muxlow@rbc.us

February 1, 2021

Capital Construction Assistance Board:

Rio Blanco County Sheriff's Office is writing this letter in support of the Meeker School District's efforts to secure a BEST grant for safety and security upgrades at Barone Middle School.

Barone Middle School is now the only school in the Meeker School District that lacks the safety and security features commonplace to schools. The lack of a secure vestibule, internal communications, integrated lockdown and fire notification, and exterior access control are of great concern. Each of these components assist first responders in addressing emergency situations in schools. In those situations, timeliness is of utmost importance. The safety and security deficiencies at Barone Middle School create time barriers, which put the lives of approximately 150 students and 21 staff members at risk on a daily basis. In the event of an emergency, catastrophic outcomes are likely because of the safety and security deficiencies at Barone Middle School.

Because the school was built in 1977, many of these concerns were not considered with the original construction. Any renovation similar to that outlined in the school district's BEST grant application would ensure implementation of today's construction standards, which hold student safety as a top priority.

Sincerely,

Handwritten signature of Anthony Mazzola in blue ink.

Anthony Mazzola  
Sheriff Rio Blanco County

Meeker Office:  
355 4th Street  
P.O. Box 1460

Meeker, Colorado 81641  
970.878.9620  
Fax: 970.878.3127

Rangely Office:  
209 East Main Street  
Rangely, Colorado 81648  
970.878.9625

● **Facilities Impacted by this Grant Application** ●

**RANGELY RE-4 - DW Roofs, HVAC, and Electrical Upgrades - Parkview ES - 1984**

District:	Auditor - Rangely RE-4
School Name:	Parkview ES
Address:	550 River Road
City:	Rangely
Gross Area (SF):	61,787
Number of Buildings:	1
Replacement Value:	\$28,416,732
Condition Budget:	\$8,294,429
Total FCI:	0.29
Adequacy Index:	0.24



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$2,562,246	\$2,463,864	0.96
Equipment and Furnishings	\$339,858	\$0	0.00
Exterior Enclosure	\$3,711,466	\$80,494	0.02
Fire Protection	\$644,070	\$0	0.00
Furnishings	\$1,497,656	\$58,775	0.04
HVAC System	\$5,665,452	\$1,963,113	0.35
Interior Construction and Conveyance	\$4,911,445	\$1,462,569	0.30
Plumbing System	\$984,859	\$414,064	0.42
Site	\$2,652,558	\$1,821,551	0.69
Structure	\$5,447,123	\$30,000	0.01
Overall - Total	\$28,416,732	\$8,294,430	0.29

**RANGELY RE-4 - DW Roofs, HVAC, and Electrical Upgrades - Rangely Jr/Sr HS - 1987**

District:	Auditor - Rangely RE-4
School Name:	Rangely Jr/Sr HS
Address:	234 South Jones Avenue
City:	Rangely
Gross Area (SF):	113,161
Number of Buildings:	2
Replacement Value:	\$39,848,975
Condition Budget:	\$9,875,053
Total FCI:	0.25
Adequacy Index:	0.14



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$4,354,734	\$3,439,333	0.79
Equipment and Furnishings	\$565,179	\$159,550	0.28
Exterior Enclosure	\$4,276,918	\$330,234	0.08
Fire Protection	\$1,160,150	\$601	0.00
Furnishings	\$665,392	\$0	0.00
HVAC System	\$9,633,407	\$631,859	0.07
Interior Construction and Conveyance	\$5,572,452	\$2,220,271	0.40
Plumbing System	\$1,813,567	\$795,880	0.44
Site	\$3,212,247	\$2,297,324	0.72
Structure	\$8,594,928	\$0	0.00
Overall - Total	\$39,848,975	\$9,875,052	0.25

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

**Applicant Name:** RANGELY RE-4

**County:** RIO BLANCO

**Project Title:** DW Roofs, HVAC, and Electrical 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 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 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 type="checkbox"/> Security           | <input type="checkbox"/> ADA                           | <input type="checkbox"/> Window Replacement            |  |
| <input type="checkbox"/> CTE:               |  | <input type="checkbox"/> Other:                        |  |

## General Information About the District / School, and Information About the Affected Facilities:

### 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

Both Parkview ES, Rangely JR/SR HS, and the HS AG Shop 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.

Parkview ES and Rangely JR/SR HS are the main focus points of this application for identical reasons: conditions are incompatible with the district's and the state's mission to provide all students with safe, healthy learning environments where they can reach their academic and leadership potentials.

### 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. Jose Crushshon, Rangely's Facilities Director, leads this dedicated, although understaffed, maintenance team. Most recently, a master electrician was added to the staff in 2019 with a focus on improvements to the maintenance plan.

The general responsibilities of the district's maintenance team include performing routine maintenance on the interior and exterior of each building, maintaining athletic facilities and preparing for athletic events, and seasonal mowing and snow removal at each school campus.

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

The district uses facility audits and engineering reports to focus resources, and relies on best practices from manufacturers in planning for maintenance and replacing supplies.

The district also manages an annual equipment and facility maintenance program that includes general servicing of HVAC systems such as changing out of filters, replacing parts, and thorough inspection in accordance with manufacturers' recommendations.

## ACADEMICS AND EDUCATIONAL PROGRAMMING

Rangely RE-4 helps K-12 students develop life skills relevant to their community and the world. The district prepares students to enjoy and excel in academics, arts, and extracurricular activities while recognizing their civic responsibilities. We offer programming for every student with choices from traditional schools, to charter schools, to specialized programs within schools.

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. All of the corresponding solutions are pieces to a much more expansive strategy, which the district has spent the past year developing.

### 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 schools. 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 78°F dry-bulb 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 the heating needs of several spaces in the winter months. This causes several spaces to become noticeably uncomfortable throughout the winter. 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, 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 second boiler not been replaced before these cold temperatures hit, the remaining boiler would not have been able to heat the school to adequate conditions, resulting in virtual learning until the issue was resolved. Two years ago, this scenario actually occurred when the 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. They also had to cancel school the following day.

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. Additionally, one of the hot water loops pumps burns out regularly

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

and has to be replaced frequently. This appears to be caused by an undersized pump and pump motor that were installed as part of the 2009 renovation.

### INADEQUATE VENTILATION

The HVAC systems serving a majority of the classrooms in Rangely School District are failing to provide adequate volumes of ventilation air to ensure 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 is a major concern in these buildings, and it is imperative to bring the school up to modern comfort and indoor air quality standards.

### 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. This data also shows that there is room for improving the indoor air quality of the classrooms across both buildings through design and implementation of improved HVAC systems and controls.

\*\*Please refer to CO2 analysis section of the following question for further details

### HIGHER RISK OF INFECTIOUS DISEASE

Studies have shown we can decrease the risk of spreading infection by utilizing proper mechanical ventilation rates, with stale contaminated indoor air exhausted and replaced with fresh outside air. Current Mechanical Code requires at least 3 outdoor air changes per hour (ACH), meaning the entire volume of air inside occupied spaces should be replaced with outside air every 20 minutes. Targeting 3-6 (ACH) is typically ideal as there are diminishing returns with ventilation rates beyond 6 ACH due to excessive capital, operational, and maintenance costs associated with high ventilation rates.

### LEAKING WATER THROUGHOUT MECHANICAL SPACES

The evaporative coolers on both 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 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 with 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. 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. The temperature fluctuations from room to room can be extremely drastic.

### 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 only recirculate air from the spaces and 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. Additionally, all equipment, except the boiler, has exceeded their expected

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

service lives.

## OUTDATED AND UNDERSIZED ELECTRICAL CONTROLS

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 expected useful life of 30 years. Additionally, the systems are undersized and would not be able to accommodate the proposed HVAC renovations.

## POOR DESIGN FROM A PREVIOUS HVAC RENOVATION

Parkview ES and Rangely JR/SR HS received HVAC renovations in 2009 that implemented the same types of equipment at each school. 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 and Rangely JR/SR HS 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 and the AG Shop carry the same outdated membrane across all of the roofs at both buildings. The membranes at each site 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. However, none of the repair materials have been able to properly adhere to the membrane.

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.

### **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, 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.

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

## 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 (CO2) in a sample of four classrooms.

The sensors were placed to monitor and collect CO2 concentration data from September 23rd, 2020 to October 7th, 2020. The sensors recorded CO2 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

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.

## 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 both Parkview ES and Rangely JR/SR HS. When implemented properly, VAV systems are very efficient and provide adequate ventilation to all spaces served by the system. The primary issues with the current VAV systems 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.

##### ADDITION OF CHILLED WATER COOLING

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 equipment will be replaced with properly sized equipment. 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 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 exceeded its useful life.

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 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

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

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 three 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

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 ES, Rangely JR/SR HS, and the AG Shop. 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



## BEST FY2021-22 GRANT APPLICATION SUMMARIES

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 and a heat trace system to the standing seam metal roofs at Parkview ES to mitigate the frequent damaged caused by sliding snow and ice.

### 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.

#### 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 three 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.

Systems on a path of expected or imminent failure, if not immediately addressed, include:

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

## 1. ELECTRICAL SYSTEMS

### FALL 2021 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 alone will not be sufficient to fund all of the tier I projects outlined in our master plan. Along with that, being awarded the grant will give Rangely School District the momentum we need for a successful bond campaign throughout the rest of this year.

### 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 and safety of our students – as well as the learning of our students – and all improvements must be addressed immediately and comprehensively.

### ECONOMIES OF SCALE

Although addressing both Parkview ES and Rangely JR/ SR HS 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, 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, and roofing issues at both Parkview ES and Rangely JR/SR HS 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 and fire alarm systems throughout the district.

Synergies and economies of scale are apparent in architectural and engineering design, contractor trades, pricing, mobilization, and construction management. 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 and Rangely JR/SR HS are brought up to the standards of a modern education facility, without leaving critical improvements to an unknown timeline. It is what our students need, and what our community deserves.

**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. The District will include a capital renewal budget at a minimum of \$125 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 2021 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. The district has recently implemented a few new best practices, such as keeping an inventory of building components and assessing their conditions to prioritize capital renewal projects.

With assistance from BEST to complete these major projects, current operational expenditures would be freed up to serve as an additional funding source toward capital renewal and proactive maintenance. We would no longer need to spend on the upkeep of obsolete systems and equipment, but instead would be able to effectively budget and maintain building systems and infrastructure as intended.

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

## PREVENTATIVE MAINTENANCE PLAN

The district's annual expenditures on reactive capital costs on the specific systems planned for replacement exceed \$40,000 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 and Rangely JR/SR HS. The proactive upkeep of these major systems will include regular seasonal servicing and inspections, filter replacement, and cleaning, and will build additional cash reserves for unexpected repair such as parts replacement after warranties expire.

In summary, we will commit to reallocating an estimated \$12,000 towards the proactive upkeep of major systems, including regular seasonal servicing and inspections, filter replacement, and cleaning, and will build additional cash reserves for unexpected repair such as parts replacement after warranties expire.

Additional annual net operational savings are expected as a result of our current and future O&M costs, and these funds will remain in the district's operations and maintenance budget, and be allocated to additional proactive measures, deferred maintenance, and increased support for the Rangely School District Maintenance Staff.

\*\*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, which ensures that common operational issues are identified and remedied before installing contractors leave the site. District staff will receive dedicated training, support and on-boarding of the new HVAC and Building Management Systems during and after the project.

## 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. Additional funding would then be designated in annual appropriations for the standard maintenance and upkeep that goes along with the implementation of new systems.

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 2000's. 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.

**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

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

## 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

## LAST THREE YEARS FOR PARKVIEW ES

2017 – New sidewalks added near front of building

2018 – Installation of new water main and sewer lines

2019 - LED lights installed in gym

2020 – New security cameras installed throughout building

## LAST THREE YEARS FOR RANGELY JR/SR HS

2017 – New cement stairs and walkways added around building

2020 – New security cameras installed throughout building

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

Rangely RE-4 has explored all available and impactful options for funding regarding these necessary capital improvements. We began a foundation that has provided over \$150,000 to the district over the past two years, as well as the pursuit of grants from certain businesses.

In the end, we have increased our fund balance, but we have nowhere near the required amount to match the BEST Grant, let alone pay for the other needed improvements not included in the BEST project scope. This is why the district plans to pursue a General Obligation Bond following this grant cycle for the critical capital improvement projects outlined in this application and our Facility Maintenance Master Plan. We need the BEST Grant funds in order to obtain the necessary leverage for passing this bond. These replacements, and others, are paramount for the health, safety, and security of students and teachers within Rangely School District RE-4.

### **How do you budget annually to address capital outlay needs in your district/charter? Include \$/FTE for the prior fiscal year:**

During 2019-2020 Fiscal Year, approximately \$560/FTE was spent by the district toward capital outlay projects, which were 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 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?**

Moon Lake Electric Association and the City of Rangely are the providers of utility services including water, wastewater, natural gas, and electricity within the City. During the most recent fiscal year, this district incurred a total cost of \$131,886 for those utility services.

The recommended upgrades to both mechanical and electrical systems should end up causing very little change to the district's associated utility costs. This was discussed at length between the district and engineering team during the preliminary engineering audit in late 2020, and we have been financially planning for the net-neutral utility costs.

As part of the Capital Renewal Plan detailed earlier in this application, we have also factored these costs into the FTE and annual O&M savings. We are confident that our goal of achieving a financially net-neutral impact to Rangely School District's operations budget is attainable.

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

N/A

**Current Grant Request:** \$2,626,546.56

**CDE Minimum Match %:**

76.00

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

<b>Current Applicant Match:</b>	\$8,317,397.44	<b>Actual Match % Provided:</b>	76
<b>Current Project Request:</b>	\$10,943,944.00	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	0	<b>Contingent on a 2021 Bond?</b>	Yes
<b>Previous Matches:</b>	0	<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.
<b>Future Grant Requests:</b>	0		
<b>Total of All Phases:</b>	\$10,943,944.00	<b>Escalation %:</b>	6
<b>Affected Sq Ft:</b>	174,928	<b>Construction Contingency %:</b>	12
<b>Affected Pupils:</b>	493	<b>Owner Contingency %:</b>	6
<b>Cost Per Sq Ft:</b>	\$62.56	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$6.76	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$55.80	<b>Does this Qualify for HPCP?</b>	No
<b>Cost Per Pupil:</b>	\$22,199	<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>	458	<b>Bonded Debt Approved:</b>	
<b>Assessed Valuation:</b>	\$243,729,520	<b>Year(s) Bond Approved:</b>	
Statewide Median: \$108,716,681		<b>Bonded Debt Failed:</b>	
<b>PPAV:</b>	\$532,161	<b>Year(s) Bond Failed:</b>	
Statewide Median: \$173,681		<b>Outstanding Bonded Debt:</b>	\$1,780,000
<b>Unreserved Gen Fund 19-20:</b>	\$4,465,942	<b>Total Bond Capacity:</b>	\$48,745,904
Statewide Median: \$2,880,535		Statewide Median: \$21,743,336	
<b>Median Household Income:</b>	\$62,667	<b>Bond Capacity Remaining:</b>	\$46,965,904
Statewide Avg: \$59,201		Statewide Median: \$13,529,004	
<b>Free Reduced Lunch %:</b>	32.30%		
Statewide Avg: 47.28%			
<b>Existing Bond Mill Levy:</b>	0		
Statewide Avg: 6.7			
<b>3yr Avg OMFAC/Pupil:</b>	\$2,024.67		
Applicants Median: \$2,359			

● **Facilities Impacted by this Grant Application** ●

**CRIPPLE CREEK-VICTOR RE-1 - DW Safety and Security Upgrades - Cresson ES - 1996**

District:	Auditor - Cripple Creek-Victor RE-1
School Name:	Cresson ES
Address:	412 NORTH C STREET
City:	CRIPPLE CREEK
Gross Area (SF):	48,183
Number of Buildings:	2
Replacement Value:	\$11,240,030
Condition Budget:	\$8,042,934
Total FCI:	0.72
Adequacy Index:	0.14



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$1,936,261	\$1,969,949	1.02
Equipment and Furnishings	\$215,708	\$269,635	1.25
Exterior Enclosure	\$1,816,888	\$1,248,716	0.69
Fire Protection	\$13,128	\$512,513	39.04
HVAC System	\$2,128,130	\$2,114,605	0.99
Interior Construction and Conveyance	\$1,710,127	\$1,015,150	0.59
Plumbing System	\$754,598	\$545,389	0.72
Site	\$1,064,708	\$753,926	0.71
Special Construction	\$152,773	\$152,773	1.00
Structure	\$1,447,708	\$6,011	0.00
Overall - Total	\$11,240,030	\$8,588,667	0.76

**CRIPPLE CREEK-VICTOR RE-1 - DW Safety and Security Upgrades - Cripple Creek Victor Jr/Sr HS - 1976**

District:	Auditor - 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:	\$20,190,203
Condition Budget:	\$7,181,027
Total FCI:	0.36
Adequacy Index:	0.18



**Condition Budget Summary**

System Group	Replacement Cost	Requirement Cost	SCI
Electrical System	\$3,466,043	\$2,579,313	0.74
Equipment and Furnishings	\$344,315	\$82,149	0.24
Exterior Enclosure	\$2,524,197	\$854,054	0.34
Fire Protection	\$833,213	\$0	0.00
Furnishings	\$230,581	\$0	0.00
HVAC System	\$1,614,696	\$1,435,386	0.89
Interior Construction and Conveyance	\$4,439,890	\$1,105,853	0.25
Plumbing System	\$1,182,267	\$534,736	0.45
Site	\$1,335,888	\$751,483	0.56
Structure	\$4,219,114	\$0	0.00
Overall - Total	\$20,190,203	\$7,342,974	0.36

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

**Applicant Name:** CRIPPLE CREEK-VICTOR RE-1

**County:** TELLER

**Project Title:** DW Safety and Security 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 checked="" 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 checked="" type="checkbox"/> Other: Building access |  |

## General Information About the District / School, and Information About the Affected Facilities:

Cripple Creek Victor School District RE-1 is home to approximately 350 students of southwest Teller County grades Pre-Kindergarten through 12th grade. We serve a rural section of the county that has increased in at risk levels due to the effects of the pandemic. The District had a facilities assessment performed by a local construction and engineering company in February of 2019 and now several of the projects have become critical and need addressing. The District would like to take the some of the most critical of these projects and make updates and repairs and required. The District is completing a Districtwide application as the building campuses set opposite each other on North B Street in Cripple Creek and several infrastructure projects are combined and affect the other building. Technology projects affect both schools since shared services such and maintenance, nursing and counseling are split between both schools. The District school buildings FCI is at .47 and the sites FCI is at .61 which is just over FCI District averages statewide. With the need for added technology with the recent pandemic and the continuing need for safety and security upgrades the District has selected projects in both categories that are considered priority.

## Deficiencies Associated with this Project:

Technology upgrade of the building access system and keycard access --

As part of the new security protocols achieved through a security upgrade grant, cameras were added to all three District buildings and the current key card access system is not compatible and is failing due to the extreme weather conditions in the area. Quotes have been obtained for a system that will be compatible with the new security cameras and give administration and local emergency personnel access to track suspicious individuals on the campus. These access systems would also be added to a current bus barn which currently has no access limiting devices.

Cresson Elementary Fire --

The elementary schools fire protection system has been failing periodically and currently the outdoor paging speakers are not working and notifications to the various playgrounds are very difficult as hand held radios are not always heard on an active playground and in an emergency notification may not be heard on the outside of the building, thus putting these students at risk. A quote to repair the system has been obtained from the company currently operating and maintain the Districts emergency and alarm systems. This system will also work with the current systems being installed under a Homeland Security grant for fire/emergency strobe lighting and active shooter notification system and keep the school in compliance.

Emergency Lighting in District --

Over the last couple of years the emergency lighting in the schools has been failing and the District has tried to replace the lighting with upgraded led lights wherever possible. After the latest fire inspections as both schools by the local fire department it has become apparent that the lighting needs to be replaced. There are 50 lights in the Jr/Sr. High Schools that led battery operated lighting needs to be placed. At the Cresson Elementary school there are approximately 30 emergency fire lights that need replacing in order to be compliant with current regulations. The new systems need to be tested monthly

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

for 30 seconds and annually for 90 minutes and this testing is not completed due to the lighting issues being incurred. The lights will be purchased online and replaced by District personnel at approximately 30 to 60 minutes for each replacement.

Elementary internet/phone panel replacement --

With the receipt of COVID relief funds and connectivity grant funding the District is currently working on replacing the aged telephones throughout the District so as to assist teachers and personnel in connecting with families and students with internet capable systems. During this process it was discovered that an additional panel will need to be placed in the Elementary school to provide the proper connections and access for the telephones being placed in all offices and classrooms. The company contracted to perform the work for the original installation of phones has provided an additional quote for the addition.

Elementary playground access gates --

Two of the Cresson Elementary playgrounds do not have proper access gates. We need to install gates to limit access to the playgrounds when required and also to provide access for maintenance crews for removal of snow as being at 10000 feet above sea level the District receives a significant amount of snow each year. The accumulations can be hazardous to students coming and going out of the building. The one playground does not have a limiting control from a parking lot and needs to be places for student protection.

### **Diligence Undertaken to Determine the Deficiencies Stated Above:**

Using the facility plan prepared for the District two years ago with a list of priority items and the fact the recent inspections by the local fire department have been failed, the District has prioritized these projects as the most needed.

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

Replacing the door access system, replacing emergency lighting in schools, adding proper gated access to elementary playgrounds, replacing failing outdoor notification system and upgrading the current telephone system throughout the District..

technology upgrade of the building access system and keycard access --

As part of the new security protocols achieved through a security upgrade grant, cameras were added to all three District buildings and the current key card access system is not compatible and is failing due to the extreme weather conditions in the area. Quotes have been obtained for a system that will be compatible with the new security cameras and give administration and local emergency personnel access to track suspicious individuals on the campus. These access systems would also be added to a current bus barn which currently has no access limiting devices.

Cresson Elementary Fire --

The elementary schools fire protection system has been failing periodically and currently the outdoor paging speakers are not working and notifications to the various playgrounds are very difficult as hand held radios are not always heard on an active playground and in an emergency notification may not be heard on the outside of the building, thus putting these students at risk. A quote to repair the system has been obtained from the company currently operating and maintain the Districts emergency and alarm systems. This system will also work with the current systems being installed under a Homeland Security grant for fire/emergency strobe lighting and active shooter notification system and keep the school in compliance.

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Over the last couple of years the emergency lighting in the schools has been failing and the District has tried to replace the lighting with upgraded led lights wherever possible. After the latest fire inspections as both schools by the local fire department it has become apparent that the lighting needs to be replaced. There are 50 lights in the Jr/Sr. High Schools that led battery operated lighting needs to be placed. At the Cresson Elementary school there are approximately 30 emergency fire lights that need replacing in order to be compliant with current regulations. The new systems need to be tested monthly for 30 seconds and annually for 90 minutes and this testing is not completed due to the lighting issues being incurred. The lights will be purchased online and replaced by District personnel at approximately 30 to 60 minutes for each replacement.

Elementary internet/phone panel replacement --

With the receipt of COVID relief funds and connectivity grant funding the District is currently working on replacing the aged



## BEST FY2021-22 GRANT APPLICATION SUMMARIES

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### **Due Diligence Undertaken in Defining the Stated Solution:**

The District has received quotes when they were obtainable. We have located and determined the best pricing on replacement items and determined the amount of labor required for installation, when necessary.

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

Over the last year the Jr/Sr. High School has experienced a stabbing on campus. The elementary school has had unwanted individuals and sexual predators try to gain access to campus. Several areas of the campus have had suffered vandalism. The upgrades would help deter or even prevent such events. The replacement of failing emergency lighting would provide students and staff safe access to exits and egress during emergency situations. The replacement of the telephone and announcement systems at the elementary will assist personnel in keeping the students safe during any emergency situation

**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?**

The District's yearly budget has contained a transfer of general funds amounting to approximately \$428 per student to the capital fund for upkeep of the buildings and other capital items owned by the District. There are no plans of changing this allocation in future 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 District is completing a Districtwide application as the building campuses set opposite each other on North B Street in Cripple Creek and several infrastructure projects are combined and affect the other building. Technology projects affect both schools since shared services such and maintenance, nursing and counseling are split between both schools. The District school buildings FCI is at .47 and the sites FCI is at .61 which is just over FCI District averages statewide. With the need for added technology with the recent pandemic and the continuing need for safety and security upgrades the District has selected projects in both categories that are considered priority.

**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:**

With funds from a Homeland Security grant the District was able to install several new cameras with facial recognition through the District, as well as install ballistic barrier on school building windows and remodeled the building entry ways . In addition fencing was added to around the athletic field at the Jr/Sr High School.

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

The District has not considered bond funding due to the cost of the projects but would like to keep as much as possible in the current Capital fund to assist with the upkeep of the projects and future projects still to be completed.

**How do you budget annually to address capital outlay needs in your district/charter? Include \$/FTE for the prior fiscal year:**

The Board of Education has budgeted an allocation of \$150,000 or \$428 per student annually to the Capital Project funds to

# BEST FY2021-22 GRANT APPLICATION SUMMARIES

complete necessary repairs and replacements.

**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>	\$12,985.28	<b>CDE Minimum Match %:</b>	56.00
<b>Current Applicant Match:</b>	\$16,526.72	<b>Actual Match % Provided:</b>	56
<b>Current Project Request:</b>	\$29,512.00	<b>Is a Waiver Letter Required?</b>	No
<b>Previous Grant Awards:</b>	0	<b>Contingent on a 2021 Bond?</b>	No
<b>Previous Matches:</b>	0	<b>Source of Match:</b>	The District intends to use the Capital Funds allocated during the current and next budget years for the matching funds.
<b>Future Grant Requests:</b>	0		
<b>Total of All Phases:</b>	\$29,512.00	<b>Escalation %:</b>	0
<b>Affected Sq Ft:</b>	127,398	<b>Construction Contingency %:</b>	0
<b>Affected Pupils:</b>	336	<b>Owner Contingency %:</b>	10
<b>Cost Per Sq Ft:</b>	\$0.23	<b>Historical Register?</b>	No
<b>Soft Costs Per Sq Ft:</b>	\$0.22	<b>Adverse Historical Effect?</b>	No
<b>Hard Costs Per Sq Ft:</b>	\$0.01	<b>Does this Qualify for HPCP?</b>	No
<b>Cost Per Pupil:</b>	\$88	<b>Is a Master Plan Complete?</b>	Yes
<b>Gross Sq Ft Per Pupil:</b>	379	<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>	314	<b>Bonded Debt Approved:</b>	
<b>Assessed Valuation:</b>	\$399,485,200	<b>Year(s) Bond Approved:</b>	
Statewide Median:	\$108,716,681		
<b>PPAV:</b>	\$1,274,292	<b>Bonded Debt Failed:</b>	
Statewide Median:	\$173,681		
<b>Unreserved Gen Fund 19-20:</b>	\$2,734,156	<b>Year(s) Bond Failed:</b>	
Statewide Median:	\$2,880,535		

## BEST FY2021-22 GRANT APPLICATION SUMMARIES

<b>Median Household Income:</b> \$55,926 Statewide Avg: \$59,201	<b>Outstanding Bonded Debt:</b> \$6,545,000
<b>Free Reduced Lunch %:</b> 64.50% Statewide Avg: 47.28%	<b>Total Bond Capacity:</b> \$79,897,040 Statewide Median: \$21,743,336
<b>Existing Bond Mill Levy:</b> 2.5 Statewide Avg: 6.7	<b>Bond Capacity Remaining:</b> \$73,352,040 Statewide Median: \$13,529,004
<b>3yr Avg OMFAC/Pupil:</b> \$1,825.52 Applicants Median: \$2,359	







## CAPITAL CONSTRUCTION UNIT

MAY 2021