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**SUMMARY OF  
BUILDING EXCELLENT SCHOOLS TODAY (BEST)  
FY2011-12 GRANT APPLICATIONS  
RECEIVED ON MARCH 4, 2011**



**DIVISION OF PUBLIC SCHOOL  
CAPITAL CONSTRUCTION ASSISTANCE**

**MAY 2011**

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## **SUMMARY OF BUILDING EXCELLENT SCHOOLS TODAY (BEST) FY2011-12 GRANT APPLICATIONS**

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

## **Public School Capital Construction Assistance Board Members**

|                           |                         |
|---------------------------|-------------------------|
| Lyndon Burnett            | Tom Stone               |
| Pete Jefferson            | Dave Van Sant           |
| Mike Maloney – Secretary  | Mary Wickersham – Chair |
| Greg Randall              | Adele Willson           |
| Norwood Robb – Vice Chair |                         |

## **Division Staff**

|   |                |
|---|----------------|
| Ted Hughes, Director of Public School Capital Construction Assistance |                |
| Dustin Guerin   | Kevin Huber    |
| Cheryl Honigsberg   | Kristin Lortie |
| Jay Hoskinson   | Scott Newell   |

## **BEST Grant Application Timeline for Grant Approval**

- **June 27-30, 2011**
  - Assistance Board to review applications to make recommendations to State Board for grant approval;
- **August 11, 2011**
  - State Board meeting to review Assistance Boards' recommendations and approve grants;
- **August 11, 2011**
  - Award Cash Grants;
- **December 15, 2011**
  - Secure financing for BEST Lease-Purchase Grants.

## INTRODUCTION

In 2008, the General Assembly enacted and the Governor signed HB08-1335 which established a new program called Building Excellent Schools Today (BEST) to assist School Districts, Charter Schools, Institute Charter Schools, BOCES, and the Colorado School for the Deaf and Blind with capital improvements in facilities.

The Bill:

- Created the Division of Public School Capital Construction Assistance (Division) within CDE to administer the program;
- Established the Assistance Board to oversee the program;
- Created the Assistance Fund to fund BEST projects;
- Required the establishment of Public School Facility Construction Guidelines (Guidelines);
- Required a statewide facility assessment;
- Provides funding from the Assistance Fund for capital construction projects addressing health/safety, overcrowding, technology, and other;
- Provides technical assistance to schools.

The funding for the Assistance Fund (BEST Funds) consists of:

- State School Lands revenue from rental income, land surface leases, timber sales, and mineral leases;
- Colorado Lottery spillover;
- Matching monies to grants;
- Interest from monies in the Assistance Fund

On March 4, 2011, the Division received 73 grant applications for BEST Funds. The applications request \$372.2 million and provide \$181.6 million in matching funds. The Assistance Board is responsible submitting a prioritized list of recommendations to the State Board for final approval and award. This book summarizes the applications and provides some data to assist with evaluating the applications. The Guidelines established in rule by the Assistance Board are in this book and are to be used when reviewing applications.

The Division staff has read each application thoroughly and if necessary obtained clarification of information from the applicants.

Section 5.2 of the BEST Rules require the Assistance Board, taking into consideration the Statewide Assessment, to prioritize and determine the type and amount of the grant or matching grant for applications for projects deemed eligible for BEST funding based on the following criteria, in descending order of importance:

- Projects that will address safety hazards or health concerns at existing public school facilities, including concerns relating to public school facility security. In prioritizing an application for a public school facility renovation project that will address safety hazards or health concerns, the Assistance Board shall consider the condition of the entire public school facility for which the project is proposed

and determine whether it would be more fiscally prudent to replace the entire facility than to provide financial assistance for the renovation project;

- Projects that will relieve overcrowding in public school facilities, including but not limited to projects that will allow students to move from temporary instructional facilities into permanent facilities;
- Projects that are designed to incorporate technology into the educational environment.
- All other projects.

The review process for each application will be as follows (applicant's photos will be shown while each project is being discussed):

Starting with the Cash Grant Applications first:

- Review each project in the order sorted. Review to include:
  - 1) Director presentation of every project;
  - 2) Applicant presentation (optional TBD by the applicant). Presentation limited to 2 minutes. No visual or audio aids are allowed.
  
- Next, start at the beginning of the sorted list and have 1 BEST staff member and up to 2 applicant representatives (optional, TBD by the applicant) available:
  - 1) Assistance Board will discuss the project and ask questions of BEST staff and if available, the applicant (no time limit);
    - During this time the Assistance Board may request Division staff to provide a brief factual summary of what is known about the application project, this may include, but is not limited to:
      - Information about the costs and scope of the project;
      - If the amount of planning is or isn't adequate;
      - If the existing conditions are or aren't as presented in the application;
      - Reasons for needing additional funding;
      - Supplemental information gathered after the summary book is published.
      - The proposed project's compliance with the Guidelines;
      - If a waiver letter is submitted for partial or full waiver of the minimum match, the adequacy of the letter;
      - The applicant's willingness to maintain the project, including establishing a Capital Renewal Fund;
      - If the project is for renovation of a recently purchased facility, the condition of the facility at the time of purchase;
      - Where the matching funds are coming from, particularly if they are coming from future bond efforts;
      - Any efforts to coordinate with local governments, agencies, or districts;
      - Financial status of applicant;
      - Cost per pupil;
      - Project life cycle;
      - The application's conformance with the State Architect's High Performance Certification Program as established in SB07-051.

2) The Assistance Board will then:

- Pass (no motion);
  - Motion and vote to recommend an application to the State Board;
- If the Assistance Board recommends an application for partial funding or no funding, then a reason must be agreed upon by the Assistance Board and the reason will be provided to the applicant in writing;
  - If funding is recommended, the application will be put on a prioritized list of projects to be submitted to the State Board for final approval and award;

Lease-Purchase Grants to follow same process after Cash Grants have been selected.

The Assistance Board review will result in a prioritized list of projects to submit to the State Board for final approval. The prioritized list shall include the Assistance Board'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 Assistance Board may recommend that any specific project, called a back-up project, to only receive financial assistance if another higher priority project or group of projects becomes ineligible for financial assistance, due to the inability of an applicant to raise required matching moneys by a deadline prescribed by Assistance Board.

The State Board may approve, disapprove, or modify the provision of financial assistance for any project recommended by the Assistance Board if the State Board concludes that the Assistance Board misapplied the prioritization criteria in the statute. If the State Board concludes that the Assistance Board misapplied the prioritization criteria in the statute, then the State Board shall specifically explain in writing its reasons for finding that the Assistance Board misapplied the prioritization criteria.

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

For questions contact Ted Hughes, 303 866-6948, [hughes\\_t@cde.state.co.us](mailto:hughes_t@cde.state.co.us)

Attachments:

BEST Grant Program Rules

Public School Facility Construction Guidelines

Sort Table Schedule for BEST Cash Grants

Sorting Rubric for BEST Lease-Purchase Grants

Map of Participating School Districts

**COLORADO DEPARTMENT OF EDUCATION**

**DIVISION OF PUBLIC SCHOOL CAPITAL CONSTRUCTION ASSISTANCE**

**1 CCR 303-3**

**BUILDING EXCELLENT SCHOOLS TODAY GRANT PROGRAM FY 2008-09**

**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 all Building Excellent Schools Today (BEST) Public School Capital Construction Assistance Program pursuant to § 22-43.7-101 C.R.S.

**1. Definitions**

- 1.1. "Accounting District" means the School District within whose geographical boundaries an Institute Charter School is located.
- 1.2. "Applicant" means an entity that submits an Application for Financial Assistance to the Board, including:
  - 1.2.1. A School District;
  - 1.2.2. A District Charter School;
  - 1.2.3. An Institute Charter School;
  - 1.2.4. A Board of Cooperative Educational Services (BOCES);
  - 1.2.5. The Colorado School for the Deaf and Blind.
- 1.3. "Application" means the Application for Financial Assistance submitted by an Applicant.
- 1.4. "Assistance Fund" means the public school capital construction assistance fund created in § 22-43.7-104(1) C.R.S.
- 1.5. "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 § 22-30.5-503(1)(a) C.R.S.
- 1.6. "BEST Lease-purchase Funding" means funding from a sublease-purchase agreement entered into between the state and an entity as described in 2.1 pursuant to § 22-43.7-110(2) C.R.S.
- 1.7. "BEST Cash Grant" means cash funding as a matching grant.
- 1.8. "BEST Emergency Grant" means a request for Financial Assistance in connection with a Public School Facility Emergency.

- 1.9. "Board" means the Public School Capital Construction Assistance Board Created in § 22-43.7-106 (1) C.R.S.
- 1.10. "Board of Cooperative Educational Services or BOCES" means a Board of Cooperative Services created and existing pursuant to § 22-5-104 C.R.S. that is eligible to receive State moneys pursuant to § 22-5-114 C.R.S.
- 1.11. "Capital Construction" means, pursuant to § 24-75-301 (1) C.R.S.:
- 1.11.1. Purchase of land, regardless of the value thereof;
  - 1.11.2. Purchase, construction, or demolition of buildings or other physical facilities, including utilities and state highways or remodeling or renovation of existing buildings or other physical facilities, including utilities and state highways to make physical changes necessitated by changes in the program, to meet standards required by applicable codes, to correct other conditions hazardous to the health and safety of persons which are not covered by codes, to effect conservation of energy resources, to effect cost savings for staffing, operations, or maintenance of the facility, or to improve appearance;
  - 1.11.3. Site improvement or development;
  - 1.11.4. Purchase and installation of the fixed and movable equipment necessary for the operation of new, remodeled, or renovated buildings and other physical facilities and for the conduct of programs initially housed therein upon completion of the new construction, remodeling, or renovation;
  - 1.11.5. Purchase of the services of architects, engineers, and other consultants to prepare plans, program documents, life-cycle cost studies, energy analyses, and other studies associated with any Capital Construction project and to supervise construction or execution of such Capital Construction projects;
  - 1.11.6. Any item of instructional or scientific equipment if the cost will exceed fifty thousand dollars.
- 1.12. "Capital Renewal Reserve" means moneys set aside by an Applicant that has received an award for a project for the specific purpose of replacing major Public School Facility systems with projected life cycles such as, but not limited to, roofs, interior finishes, electrical systems and heating, ventilating, and air conditioning systems.
- 1.13. "Charter School" means a Charter School as described in section § 22-54-124 (1)(f.6)(I)(A) or (1)(f.6)(I)(B) C.R.S., that has been chartered for at least five years on the date its Authorizer forwards an Application for Financial Assistance to the Board on the Charter School's behalf pursuant to § 22-43.7-103(7) C.R.S.
- 1.14. "Division" means the Division of Public School Capital Construction Assistance created in § 22-43.7-105 C.R.S.
- 1.15. "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 § 22-43.7-101 C.R.S.
- 1.16. "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.

- 1.17. "Institute Charter School" means a Charter School chartered by the Colorado State Charter School Institute pursuant to § 22-30.5-507 C.R.S.
- 1.18. "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.
- 1.19. "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 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 section § 22-30.7-102(4), 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 Services, a Charter School, Institute Charter School, or the Colorado School for the Deaf and Blind for educational purposes.
- 1.20. "Public School Facility Construction Guidelines" means Public School Facility Construction Guidelines as established in § 22-43.7-107 C.R.S.
- 1.21. "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.
- 1.22. "Project" means the Capital Construction Project for which Financial Assistance is being requested.
- 1.23. "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.
- 1.24. "State Board" means the State Board of Education created and existing pursuant to section 1 of article IX of the State Constitution.
- 1.25. "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 their comments;
  - 2.1.3. An Institute Charter School;
  - 2.1.4. A Board of Cooperative Educational Services (BOCES);

- 2.1.5. The Colorado School for the Deaf and Blind.
- 2.2. The Board may only provide Financial Assistance for a Project for a Public School Facility that the Applicant owns or will have the right to own in the future under the terms of a lease-purchase agreement with the owner of the facility or a sublease-purchase agreement with the state entered into pursuant to § 22-43.7-110(2) C.R.S.
- 2.3. The Board may provide Financial Assistance to a Charter School that first occupies a Public School Facility on or after May 22, 2008 only if the Public School Facility occupied by the Charter School complied with all Public School Facilities Construction Guidelines addressing health and safety issues when the Charter School first occupied the facility.
- 2.4. For a BEST Emergency Grant, the Applicant must 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 BEST Grant 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. Board members, and their firms, are not permitted to present their position on the Board to school districts, charter schools, institute charter schools, BOCES, or the Colorado School for the Deaf and Blind as an advantage for using their firm over other firms in a competition.**

##### **3.1.3. In regard to Board members' avoiding potential conflicts of interest in evaluation of and voting on Applications:**

- 3.1.3.1. If a Board member's firm has no prior contact regarding the project included in an Applicant's grant request, the Board member can appropriately vote on the Application;

- 3.1.3.2. No Board members shall participate in the Board's evaluation process, including voting, for any Application when the Board member's firm has had prior contact with the applicant regarding the project or Application;

##### **3.1.4. In cases where a Board member or a Board member's firm has not consulted with an Applicant prior to the evaluation and voting process, and a Board member votes on an Application, if the application is approved by the State Board the Board member or Board member's firm may respond to a competitive RFP, RFQ or work on a BEST grant funded project, but must exercise caution to avoid conflicts of interest and/or appearance of impropriety, and he or she should inform the Board and Division staff of the situation:**



3.1.5. Statewide Assessments

3.1.5.1. The above items apply to the RFP process. Because of the Board's participation in the RFP process, Board members or their firms shall not bid on the assessment.

3.1.6. At all times Board members must exercise judgment and caution to avoid conflicts of interest and/or appearance of impropriety, and should inform the Board and Division staff of any questionable situation that may arise.

**Matching Requirement**

3.2. 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 financing for the Project determined by the Board after consideration of the Applicant's financial capacity, based on the following factors:

3.2.1. With respect to a School District's Application for Financial Assistance:

3.2.1.1. The School District's assessed value per pupil relative to the state average;

3.2.1.2. The School District's median household income relative to the state average;

3.2.1.3. The School District's bond redemption fund mill levy relative to the statewide average;

3.2.1.4. The percentage of pupils enrolled in the School District who are eligible for free or reduced-cost lunch; and

3.2.1.5. 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 section § 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;

3.2.1.6. 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 C.R.S., and the total amount of outstanding bonded indebtedness already incurred by the School District.

3.2.2. With respect to a Board of Cooperative Services' Application for Financial Assistance:

3.2.2.1. The average assessed value per pupil of all members of the Board of Cooperative Services participating in the Project relative to the state average;

3.2.2.2. The average median household income of all members of the Board of Cooperative Services participating in the Project relative to the state average;

3.2.2.3. The average bond redemption fund mill levy of all members of the Board of Cooperative Services participating in the Project relative to the statewide average;

3.2.2.4. The percentage of pupils enrolled in the member schools within the Board of Cooperative Services that are participating in the Project who are eligible for free or reduced-cost lunch; and

3.2.2.5. The amount of effort put forth by the members of the Board of Cooperative 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 section § 22-32-127 C.R.S., during the ten years preceding the year in which the Board of Cooperative Services submitted the Application, which factor may be used only to reduce the percentage of Matching Moneys required from a Board of Cooperative 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 Services.

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

3.2.3.1. The amount of per pupil operating revenue that the Charter School has budgeted to expend in order to meet its facilities obligations during the fiscal year for which an Application is made relative to other Charter Schools in the state, measured both in terms of total dollars and as a percentage of the Charter School's total per pupil operating revenue;

3.2.3.2. The per pupil revenue received by the Charter School from the state that is required by law to be credited to a Capital Construction reserve;

3.2.3.3. The per pupil revenue received by the Charter School from the state education fund for Capital Construction pursuant to section § 22-30.5-112.3 C.R.S.;

3.2.3.4. The percentage of children enrolled in the Charter School who are eligible for the federal free and reduced lunch program; and

3.2.3.5. The amount of effort put forth by the Charter School during the ten years preceding the year in which the Charter School submitted the Application to meet its facilities needs by accessing vacant School District facilities or obtaining funding for Capital Construction by having the Colorado educational and cultural facilities authority created and existing pursuant to section § 23- 15-104(1)(a), C.R.S., issue bonds on its behalf, seeking voter approval of a ballot question for bonded indebtedness or for a special mill levy authorized by section § 22-30.5-405 C.R.S., or seeking inclusion of its Capital Construction needs in a School District's ballot question seeking voter approval for bonded indebtedness, which factor may be used only to reduce the percentage of Matching Moneys required from a Charter School that has put forth such effort and not to increase the amount of Matching Moneys required from any Charter School.

3.3. Waiver or reduction of Matching Contribution

3.3.1. An Applicant may apply to the Board for a waiver or reduction of the Matching Moneys requirement. The Board may grant a waiver or reduction if it determines:

3.3.1.1. That the waiver or reduction would significantly enhance educational opportunity and quality within a School District, Board of Cooperative Services, or Applicant school,

- 3.3.1.2. That the cost of complying with the Matching Moneys requirement would significantly limit educational opportunities within a School District, Board of Cooperative Services, or Applicant school, or
- 3.3.1.3. That extenuating circumstances deemed significant by the Board make a waiver appropriate.
- 3.3.2. If a request for waiver for part or all of the matching contribution is submitted, it shall discuss the following items and include additional issues or impacts that are inhibiting the Applicant's ability to make the financial commitment of a matching contribution to the project:
  - 3.3.2.1. The general fund and capital reserve fund balance and an explanation of why they are at that level (do not include TABOR Reserves);
  - 3.3.2.2. Commitments to the capital reserve fund, showing why the capital reserve fund can not be used to fund the matching contribution;
  - 3.3.2.3. Bond history including an explanation of factors contributing to the decision to pursue or not pursue a bond issue, and factors contributing to past bond issue failures and successes;
  - 3.3.2.4. Changes in insurance costs;
  - 3.3.2.5. Changes in salaries;
  - 3.3.2.6. Other increased expenses;
  - 3.3.2.7. Changes in enrollment;
  - 3.3.2.8. Changes in revenues;
  - 3.3.2.9. Additional projects undertaken or additional projects which are budgeted or are being saved for;
  - 3.3.2.10. Upgrades to technology, textbooks, facilities or other upgrades being contemplated or undertaken beyond the submitted projects;
  - 3.3.2.11. Recent unexpected maintenance to facilities or equipment;
  - 3.3.2.12. Planned maintenance or equipment replacement;
  - 3.3.2.13. Busses and other capital purchases;
  - 3.3.2.14. Additional circumstances that make it financially impractical or impossible to provide the matching contribution.

#### **4. Applications**

##### 4.1. Deadline for submission

- 4.1.1. Except as provided below, Applications shall be filed with the Board on or before a date determined by the Board.

- 4.1.2. An Application will not be accepted unless it is received in the Board office by 4:30 pm 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;
- 4.1.3. For the fiscal year ending June 30, 2009, an Application shall be filed no later than on or before a date determined by the Board;
- 4.1.4. 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.
- 4.2. 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 is not limited to, the following (with supporting documentation):
  - 4.2.1. A description of the scope and nature of the Project;
  - 4.2.2. 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;
  - 4.2.3. 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;
  - 4.2.4. 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 maintain 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;
  - 4.2.5. 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;
  - 4.2.6. A statement regarding the means by which the Applicant intends to provide Matching Moneys required for the projects, including but not limited to voter-approved multiple-fiscal year debt or other financial obligations, gifts, grants, donations, or any other means of financing permitted by law, or the intent of the Applicant to seek a waiver of the Matching Moneys requirement. If an Applicant that is a School District or a Board of Cooperative Educational Services with a participating School District intends to raise Matching Moneys by obtaining voter approval to enter into a sublease-purchase agreement that constitutes an indebtedness of the district as pursuant to § 22-32-127 C.R.S., it shall indicate whether it has received the required voter approval or, if the election has not already been held, the anticipated date of the election;
  - 4.2.7. 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;

4.2.8. A copy of any existing Master Plan or facility assessment relating to the facility(ies) for which Financial Assistance is sought;

4.2.9. A signed declaration acknowledging the assurances and certifications; and

4.2.10. Any other information that the Board may require for the evaluation of the project;

4.2.11. An Application from a School District must include signatures of the Superintendent and a Board Officer;

4.2.12. An Application from a Charter School must include signatures of the District Superintendent, School Board Officer, and the Charter School Director;

4.2.13. An Application from an Institute Charter School must include signatures of the Charter Schools Institute Director and the Institute Charter School Director;

4.2.14. An Application from a Board of Cooperative Educational Services must include signatures of the BOCES Director and a BOCES Board Officer;

4.2.15. An Application from the Colorado School for the Deaf and Blind must include signatures of the Colorado School for the Deaf and Blind Director and a Colorado School for the Deaf and Blind Board Officer.

#### 4.3. BEST Lease-purchase Funding

4.3.1. In addition to the information required in Section 4.2 above, the Applicant shall agree to provide any necessary documentation related to securing the lease-purchase agreement.

#### 4.4. BEST Emergency Grants

4.4.1.1. Applicant should contact the Division by phone, fax, or email. Appropriate follow up documentation will be determined based on type and severity of emergency.

4.5. Applications that are incomplete may be rejected without further review.

4.6. The Board may request supplementation of an Application with additional information or supporting documentation.

### 5. Application Review

#### 5.1. Time for Review

5.1.1. The Board, with the support of the Division, will review the Applications;

5.1.2. The Board will submit the prioritized list of Projects to the State Board for which the Board is recommending Financial Assistance within 75 days of the Application deadline;

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

5.1.4. 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 recommended conditions that the Applicant must meet to receive the assistance.

5.2. The Board, taking into consideration the Statewide Assessment, shall prioritize and determine the type and amount of the grant or matching grant for Applications for Projects deemed eligible for Financial Assistance based on the following criteria, in descending order of importance:

5.2.1. For FY2008-09 only, priority consideration will be given to the following:

5.2.1.1.1. Previous Applicants that received awards in the previous program and that require supplemental funding;

5.2.1.1.2. New BEST project sublease-purchase agreements for projects that have matching funds not contingent on future elections and for which the Division has worked with the Applicant on project planning prior to submission of the Application.

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

5.2.2.1. 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.

5.2.3. 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.

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

5.2.5. All other projects.

5.2.6. The following additional considerations may be used to review Applications:

5.2.6.1. The amount of the matching contribution being provided in excess or less than the minimum;

5.2.6.2. Whether the Applicant has been placed on financial watch by the Colorado Department of Education;

5.2.6.3. Overall condition of the Applicant's existing facilities;

5.2.6.4. The project cost per pupil based on number of pupils affected by the proposed Project;

5.2.6.5. The project life cycle.

5.3. For Fiscal Year 08-09 Only

5.3.1. In addition to the factors considered in section 5.2 above, the Board shall consider:

- 5.3.1.1. So much of the Statewide Assessment as has been completed.
- 5.4. Additional actions the Board can take when reviewing an Application:
  - 5.4.1. The Board may modify the amount of Financial Assistance requested or modify the amount of matching contribution required by the Applicant as necessary;
  - 5.4.2. The Board may recommend funding a project in its entirety or recommend a partial award to the project;
    - 5.4.2.1. If a project is partially funded a written explanation will be provided.
- 5.5. The Board shall submit to the State Board the prioritized list of Capital Construction projects. The prioritized list shall include:
  - 5.5.1. 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.
- 5.6. In considering the amount of each recommended award of Financial Assistance, the Board shall seek to be as equitable as practicable by considering the total financial capacity of each Applicant.

## **6. BEST Lease-purchase Funding**

- 6.1. 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 Purchasing Funding for Projects for which the State Board has authorized provision of Financial Assistance.
- 6.2. 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:
  - 6.2.1. 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;
  - 6.2.2. 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;
  - 6.2.3. 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.

## **7. Payment and Oversight**

- 7.1. Payment.
  - 7.1.1. All Financial Assistance awarded is expressly conditioned on the availability of funds.

- 7.1.2. Payment of Financial Assistance will be on a draw basis. As a Grantee expends funds on an awarded grant project, the grantee may submit a request for funds to the Division on a fund request form provided by the Division. The fund request must be accompanied by copies of invoices from the vendors for which reimbursement is being requested.
- 7.1.2.1. 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.
- 7.1.2.2. If the Grantee is a School District, request for payment must come from the School District. Requests will not be accepted from individual School District schools.
- 7.1.2.3. If the Grantee is a District Charter School, request for payment must 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.
- 7.1.2.4. 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.
- 7.1.2.5. If the Grantee is a Board of Cooperative Educational Services, request for payment must come from the Board of Cooperative Educational Services. Requests will not be accepted from individual Board of Cooperative Educational Services schools.
- 7.1.2.6. If the Grantee is a Colorado School for the Deaf and Blind, request for payment must come from the Colorado School for the Deaf and Blind. Requests will not be accepted from individual Colorado School for the Deaf and Blind schools.
- 7.1.3. Payment of COP grant funds will be determined by the terms of the lease-purchase agreement and any subsequent sublease-purchase agreements.

## 7.2. Oversight

- 7.2.1. Grantees shall submit a written progress report to the Division by July 31 of each year on a Division provided form for each grant they have received and have not closed out.
- 7.2.2. When a Grantee completes a grant project it must submit a final report to the Division in the format required by the Division before final payment will be made. Once the final report is submitted and final payment is made, the grant shall be considered closed.
- 7.2.3. If the Grantee has not used all of the awarded funding on a closed out grant project, the unused balance will be returned to the fund;
- 7.2.4. The Division may make site visits to review project progress or to review a completed project;
- 7.2.5. The Division may require a Grantee receiving a grant 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.



7.2.6. A permanent sign will be fixed to the facility designating that the project was paid for in whole or in part by earnings from the School Land Trust.

## **8. Technical Consultation**

8.1. The Division will provide technical consultation and administrative services to School Districts, Charter Schools, Institute Charter Schools, BOCES and the Colorado School for the Deaf and Blind.

**COLORADO DEPARTMENT OF EDUCATION**  
**DIVISION OF PUBLIC SCHOOL CAPITAL CONSTRUCTION ASSISTANCE**

**1 CCR 303(1)**

**CAPITAL CONSTRUCTION ASSISTANCE PUBLIC SCHOOLS FACILITY**

**CONSTRUCTION GUIDELINES**

**Authority**

§ 22-43.7-106(2)(i)(I) C.R.S., the Capital Construction Assistance Board (Assistance Board) may promulgate rules, in accordance with Article 4 of Title 24, C.R.S., as are necessary and proper for the administration of the BEST Act. The Assistance Board is directed to establish Public School Facility Construction Guidelines in rule pursuant to §22-43.7-107(1)(a), C.R.S.

**Scope and Purpose**

§ 22-43.7-106(1)(a) C.R.S., the Assistance Board shall establish Public School Facility Construction Guidelines for use by the Assistance Board in assessing and prioritizing public school capital construction needs throughout the State pursuant to § 22-43.7-108 C.R.S., reviewing applications for financial assistance, and making recommendations to the Colorado State Board of Education (State Board) regarding appropriate allocation of awards of financial assistance from the assistance fund only to applicants. The Assistance Board shall establish the guidelines in rules promulgated in accordance with Article 4 of Title 24, C.R.S.

**1. Preface**

- 1.1. The Colorado Public School Facility Construction Guidelines were established as a result of House Bill 08-1335 which was passed by the General Assembly of the State of Colorado, signed by the Governor and became law in 2008. This Bill requires the Assistance Board to develop Construction Guidelines to be used by the Assistance Board in assessing and prioritizing public school capital construction needs throughout the state, reviewing applications for financial assistance, and making recommendations to the State Board regarding appropriate allocations of awards of financial assistance from the Public School Capital Construction Assistance Fund.
- 1.2. These Guidelines are not mandatory standards to be imposed on school districts, charter schools, institute charter schools, the boards of cooperative services or the Colorado School for the Deaf and Blind. As required by statute, the Guidelines address:
  - 1.2.1. Health and safety issues, including security needs and all applicable health, safety and environmental codes and standards as required by state and federal law;
  - 1.2.2. Technology, including but not limited to telecommunications and internet connectivity technology and technology for individual student learning and classroom instruction;
  - 1.2.3. Building site requirements;
  - 1.2.4. Building performance standards and guidelines for green building and energy efficiency;
  - 1.2.5. Functionality of existing and planned public school facilities for core educational programs, particularly those educational programs for which the State Board has adopted state model content standards;

- 1.2.6. Capacity of existing and planned public school facilities, taking into consideration potential expansion of services and programs;
- 1.2.7. Public school facility accessibility; and
- 1.2.8. The historic significance of existing public school facilities and their potential to meet current programming needs by rehabilitating such facilities.

**2. Mission Statement**

- 2.1. The “Colorado public school facility construction guidelines” shall be used to assess and prioritize public schools capital construction needs throughout the state, review applications for financial assistance, make recommendations to the State Board regarding appropriate allocations of awards of financial assistance from the Public School Capital Construction Assistance Fund, and help ensure that awarded grant moneys will be used to accomplish viable top priority construction projects.

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

- 3.1. Sound building structural systems. Each building should be constructed and maintained with a sound structural foundation, floor, wall and roof systems. Local snow, wind exposure, seismic, along with pertaining importance factors shall be considered.
- 3.2. A weather-tight roof that drains water positively off the roof and discharges the water off and away from the building. All roofs shall be installed by a qualified contractor approved by the roofing manufacturer to install the specified roof system and shall receive the specified warranty upon completion of the roof. The National Roofing Contractors Association (NRCA) divides roofing into two generic classifications: low-slope roofing and steep-slope roofing. Low-slope roofing includes water impermeable, or weatherproof types of roof membranes installed on slopes of less than or equal to 3:12 (fourteen degrees). Steep slope roofing includes water-shedding types of roof coverings installed on slopes exceeding 3:12 (fourteen degrees);

3.2.1. Low-slope roofing:

- 3.2.1.1. Built-up-Roofing (BUR);
- 3.2.1.2. Ethylene Propylene Diene Monomer (EPDM);
- 3.2.1.3. Poly Vinyl Chloride (PVC);
- 3.2.1.4. Co-Polymer Alloy (CPA);
- 3.2.1.5. Thermal Polyolefin (TPO);
- 3.2.1.6. Metal panel roof systems for low slope applications;
- 3.2.1.7. Polymer-modified bitumen sheet membranes;
- 3.2.1.8. Spray polyurethane foam based roofing systems (SPF) and applied coatings;
- 3.2.1.9. Restorative coatings.

3.2.2. Steep slope roofing systems:

3.2.2.1. Asphalt shingles;

3.2.2.2. Clay tile and concrete tile;

3.2.2.3. Metal roof systems for steep-slope applications;

3.2.2.4. Slate;

3.2.2.5. Wood shakes and wood shingles;

3.2.2.6. Synthetic shingles;

3.2.2.7. Restorative coatings.

- 3.3. A continuous and unobstructed path of egress from any point in the school that provides an accessible route to an area of refuge, a horizontal exit, or public way. Doors shall open in the direction of the path of egress, have panic hardware when required, and be constructed with fire rated corridors and area separation walls as determined by a Facility Code Analysis. The Facility Code Analysis shall address, at a minimum, building use and occupancy classification, building type of construction, building area separation zones, number of allowed floors, number of required exits, occupant load, required areas of refuge and required fire resistive construction.
- 3.4. A potable water source and supply system complying with 5CCR 1003-1 "Colorado Primary Drinking Water Regulations" providing quality water as required by the Colorado Department of Public Health and Environment. Water quality shall be maintained and treated to reduce water for calcium, alkalinity, Ph, nitrates, bacteria, and temperature (reference, Colorado Primary Drinking Water Act and EPA Safe Water Drinking Act). The water supply system shall deliver water at a minimum normal operating pressure of 20 psi and a maximum of 100 psi to all plumbing fixtures. Independent systems and wells shall be protected from unauthorized access.
- 3.5. A building fire alarm and duress notification system in all school facilities designed in accordance with State and Local fire department requirements. Exceptions include unoccupied very small single story buildings, sheds and temporary facilities where code required systems are not mandatory and the occupancy does not warrant a system.
- 3.6. Facilities with safely managed hazardous materials such as asbestos found in Vinyl Asbestos Tile and mastic, acoustical and thermal insulation, window caulking, pipe wrap, roofing, ceiling tiles, plaster, lead paint and other building materials. Public schools shall comply with all AHERA criteria and develop, maintain and update an asbestos management plan kept on record at the school district.
- 3.7. Facilities equipped with closed circuit video and keycard or keypad building access.
- 3.8. An Event Alerting and Notification system (EAN) utilizing an intercom/phone system with communication devices located in all classrooms and throughout the school to provide efficient inter-school communications and communicate with local fire, police and medical agencies during emergency situations.

- 3.9. Secured facilities including a main entrance and signage directing visitors to the main entrance door. The main entrance walking traffic should flow past the main office area and be visibly monitored from the office either directly or via a video camera system. All other exterior entrances shall be locked and have controlled access. Interior classroom doors shall have locking hardware for lock downs and may have door sidelights or door vision glass that allow line of sight into the corridors during emergencies.
- 3.10. Safe and secure electrical service and distribution systems designed and installed to meet all applicable State and Federal codes. The electrical system shall provide artificial lighting in compliance with The Illumination Engineering Society of North America (IESNA) for educational facilities RP-3-00. Emergency lighting shall be available when normal lighting systems fail and in locations necessary for orderly egress from the building in an emergency situation as required by electrical code.
- 3.10.1. The material hereby incorporated by reference in these rules is the “RP-3-00, Recommended Practice on Lighting for Educational Facilities” produced by The Illumination Engineering Society of North America (IESNA). 2005 Update.
- 3.10.2. Later Amendments to the “RP-3-00, Recommended Practice on Lighting for Educational Facilities” are excluded from these rules.
- 3.10.3. The Director of the Division of Public School Capital Construction Assistance, 1525 Sherman St. Denver, Colorado will provide information regarding how the “RP-3-00, Recommended Practice on Lighting for Educational Facilities” may be obtained or examined.
- 3.10.4. A copy of “RP-3-00, Recommended Practice on Lighting for Educational Facilities” may be examined at any state publications depository library.
- 3.11. A safe and efficient mechanical system that provides proper ventilation, and maintains the building temperature and relative humidity in accordance with the most current version of ASHRAE 55. The mechanical system shall be designed, maintained and installed utilizing current State and Federal building codes.
- 3.11.1. The material hereby incorporated by reference in these rules is the “Thermal Environmental Conditions for Human Occupancy (ASHRAE Standard 55)” produced by the American Society of Heating, Refrigeration and Air-Conditioning Engineers, Inc. 1995 Update.
- 3.11.2. Later Amendments to the “Thermal Environmental Conditions for Human Occupancy (ASHRAE Standard 55)” are excluded from these rules.
- 3.11.3. The Director of the Division of Public School Capital Construction Assistance, 1525 Sherman St. Denver, Colorado will provide information regarding how the “Thermal Environmental Conditions for Human Occupancy (ASHRAE Standard 55)” may be obtained or examined.
- 3.11.4. A copy of “Thermal Environmental Conditions for Human Occupancy (ASHRAE Standard 55)” may be examined at any state publications depository library.
- 3.12. Healthy building indoor air quality (IAQ) through the use of the mechanical HVAC systems or operable windows and by reducing outside air and water infiltration with a tight building envelope.

- 3.13. Sanitary school facilities that comply with Colorado Department of Public Health and Environment, Consumer protection Division, 6 CCR 1010-6 "Rules and Regulations Governing Schools."
- 3.14. Food preparation and associated facilities equipped and maintained to provide sanitary facilities for the preparation, distribution, and storage of food as required by Colorado Retail Food Establishment Rules and Regulations 6 CCR 1010-2.
- 3.15. Safe laboratories, shops and other areas storing paints or chemicals that complying with CDPHE 6CCR 1010-6 "Rules Governing Schools."
  - 3.15.1. In laboratories, shops, and art rooms where toxic or hazardous chemicals, hazardous devices, or hazardous equipment are stored, all hazardous materials shall be stored in approved containers and stored in ventilated, locked, fire resistive areas or cabinets. Where an open flame is used, an easily accessible fire blanket and extinguisher must be provided. Fire extinguishers shall be inspected annually. Where there is exposure to skin contamination with poisonous, infectious, or irritating materials, an easily accessible eyewash fountain/shower along with an independent hand washing sink must be provided. The eyewash station must be clean and tested annually. Master gas valves and electric shut-off switches shall be provided for each laboratory, shop or other similar areas where power or gas equipment is used;
  - 3.15.2. All facility maintenance supplies, e.g. cleaning supplies, paints, fertilizer, pesticides and other chemicals required to maintain the school shall be stored in approved containers and stored in ventilated, locked and fire resistive rooms or cabinets.
- 3.16. A separate emergency care room or emergency care area shall be provided. This room shall have a dedicated bathroom, and shall be used in providing care for persons who are ill, infested with parasites, or suspected of having communicable diseases. Every emergency care room or area shall be provided with at least one cot for each 400 students, or part thereof, and be equipped with a locking cabinet for prescriptions and first aid supplies.
- 3.17. A facility that complies with the American Disabilities Act (ADA) providing accessibility to physically disabled persons.
- 3.18. A site that safely separates pedestrian and vehicular traffic and is laid out with the following criteria:
  - 3.18.1. Physical routes for basic modes (busses, cars, pedestrians, and bicycles) of traffic should be separated as much as possible from each other. If schools are located on busy streets and/or high traffic intersections, coordinate with the applicable municipality or county to provide for adequate signage, traffic lights, and crosswalk signals to assist school traffic in entering the regular traffic flow. This effort should include planning dedicated turn lanes;
  - 3.18.2. When possible, provide a dedicated bus staging and unloading area located away from students, staff, and visitor parking. Curbs at bus and vehicle drop-off and pick-up locations shall be raised a minimum of six inches above the pavement level and be painted yellow. Provide 'Busses Only' and 'No entry Signs' at the ends of the bus loop;
  - 3.18.3. Provide an adequate driveway zone for stacking cars on site for parent drop-off/pick-up zones. Drop-off area design should not require backward movement by vehicles and be one-way in a counterclockwise direction where students are loaded and unloaded directly to the curb/sidewalk. Do not load or unload students where they have to cross a vehicle path

before entering the building. It is recommended all loading areas have “No Parking” signs posted;

- 3.18.4. Solid surfaced staff, student, and visitor parking spaces should be identified at locations near the building entrance and past the student loading area;
  - 3.18.5. Provide well-maintained sidewalks and a designated safe path leading to the school entrance. Create paved student queuing areas at major crossings and paint sidewalk “stand-back lines” to show where to stand while waiting. Except at pick-up locations, sidewalks shall be kept a minimum of five feet away from roadways. There should be well-maintained sidewalks that are a minimum of eight feet wide leading to the school and circulating around the school;
  - 3.18.6. Building service loading areas and docks should be independent from other traffic and pedestrian crosswalks. If possible, loading areas shall be located away from school pedestrian entries;
  - 3.18.7. Facilities should provide for bicycle access and storage;
  - 3.18.8. Fire lanes shall have red markings and “no parking” signs posted;
  - 3.18.9. Consider restricting vehicle access at school entrances with bollards or other means to restrict vehicles from driving through the entry into the school.
- 3.19. A safe and secure site with outdoor facilities for students, staff, parents, and the community, based on the following criteria;
- 3.19.1. New school sites should be selected that are not adjacent or close to hazardous waste disposal sites, industrial manufacturing plants, gas wells, railroad tracks, major highways, liquor stores or other adult establishments, landfills, waste water treatment plants, chemical plants, electrical power stations and power easements, or other uses that would cause safety or health issues to the inhabitants of the school. Consider fencing around the perimeter of the school sites with gates to control access. Gates shall have the capability to be locked to restrict access if desired;
  - 3.19.2. When possible, arrange site, landscaping, playgrounds, sports fields and parking to create clear lines of site from a single vantage point. Keep shrubbery trimmed so that it will not conceal people;
  - 3.19.3. Locate site utilities away from the main school entrance and student playgrounds and sports fields whenever possible. Electric service equipment, gas meters and private water wells shall have fenced in cages to restrict access to unauthorized persons. Propane (LPG) tanks shall be installed in accordance with building and fire codes;
  - 3.19.4. Access to building roofs shall be secured to restrict access;
  - 3.19.5. Exterior buildings and walkways shall be lighted to protect and guide occupants during evening use of the school facility;
  - 3.19.6. Playgrounds shall be protected by adequate fencing from other exposures such as ball fields, where injuries could occur due to flying balls. Play equipment shall be installed pursuant to the manufactures specifications and current industry safety and State of Colorado Insurance pool requirements. Provide play equipment that complies with the Americans with Disabilities Act. All playground equipment shall be purchased from an International Playground Equipment Manufacturers Association (IPEMA) certified

playground equipment manufacturer with adequate product liability insurance. Each piece of equipment purchased shall have an IPEMA certification. Provide a firm, stable, slip-resistant, and resilient soft surface under and around the play equipment.



- 4. SECTION TWO - School facility programming and decision-making should be approached holistically involving all community stakeholders taking into consideration local ideals, input, needs and desires. Facilities will assist school districts, charter schools, institute charter schools, boards of cooperative services and the Colorado School for the Deaf and Blind to meet or exceed state model content standards by promoting “learning environments” conducive to performance excellence with technology that supports communities, families and students and provides the following:**
- 4.1. Elementary, middle, high and PK-12 schools built with high quality, durable, easily maintainable building materials and finishes.
  - 4.2. Educational facilities that accommodate the Colorado Achievement Plan for Kids (Cap4K), No Child Left Behind Act (NCLB) and the State Board’s model content standards.
  - 4.3. Educational facilities for individual student learning and classroom instruction, connected to the Colorado institutions of higher education distant learning networks “internet two”, with technology embedded into school facilities; embedded technology to provide adequate voice, data, and video communications in accordance with the Building Industry Consulting Services International’s (BICSI) Telecommunications Distribution Methods Manual (TDMM).
    - 4.3.1. The material hereby incorporated by reference in these rules is the “Telecommunications Distribution Methods Manual (TDMM)” produced by Building Industry Consulting Services International (BICSI). 11<sup>th</sup> edition.
    - 4.3.2. Later Amendments to the “Telecommunications Distribution Methods Manual (TDMM)” are excluded from these rules.
    - 4.3.3. The Director of the Division of Public School Capital Construction Assistance, 1525 Sherman St. Denver, Colorado will provide information regarding how the “Telecommunications Distribution Methods Manual (TDMM)” may be obtained or examined.
    - 4.3.4. A copy of “Telecommunications Distribution Methods Manual (TDMM)” may be examined at any state publications depository library.
  - 4.4. School administrative offices should be provided with the technological hardware and software that provides control of web-based activity access throughout the facility; e-mail for staff; a school-wide telephone system with voicemail, a district hosted web site with secure parent online access linked to attendance and grade books.
  - 4.5. Administrative software should include: Individual Educational Programs (IEP), Individual Learning Programs (ILP), Personal Learning Plans (PLP), sports eligibility records, immunization and health service management records, discipline and behavior records, transcripts, food services information, library resource management information, and assessment analysis management records.
  - 4.6. The facility should be protected to maintain business continuity with emergency power backup, redundant A/C for data centers and data backup systems. Off site hosting of critical data to protect against loss of data should be explored;
  - 4.7. School sites that meet the recommended school facility site size guidelines below. New school sites should take into consideration: topography, vehicle access, soil characteristics, site utilities, site preparation, easements/rights of way, environmental restrictions, and aesthetic

considerations. Site size guidelines may vary based on local requirements, athletic programming or desired alternate planning models. Site requirements may differ for urban public schools with limited space. Local school site size guidelines will be followed in acquiring and developing school sites. If such guidelines are not provided in board policy and regulations, site criteria provided in paragraphs 3.18 and 3.19 shall be considered;

- 4.8. Elementary, middle, high, and PK-12 buildings that functionally meet the recommended educational programming set forth below, are not over capacity, and are located in permanent buildings. Each facility should have the potential, or be planned for, expansion of services for the benefit of the students for programs such as full-day kindergarten and preschool, and school based health services.
- 4.9. The Assistance Board recognizes that due to local educational programming, individual public school facilities may not include all items following in this section.
- 4.10. Elementary schools (grades PK-5) shall provide exciting learning environments for children along with associated teaching and administrative support areas. When possible, daylight with views shall be incorporated in all learning areas to supplement well-designed task oriented artificial lighting. Acoustical materials to reduce ambient noise levels and minimize transfer of noise between classrooms, corridors, and other learning areas should be utilized to create a learning environment that focuses the student's attention. The following uses should be incorporated in elementary educational facilities:
  - 4.10.1. Depending on community needs and desires, public schools should consider sites that include playfields, age appropriate equipment, gardens, trees, non-traditional play features, shade structures, and a gateway to the community. The objectives of the play areas include: reducing discipline issues on school grounds, providing better physical education and resources for outdoor classroom projects, establishing a gathering place for neighborhood families, and strengthening community-school partnerships;
  - 4.10.2. Preschool and kindergarten classrooms with dedicated bathrooms. Suggested kindergarten classroom sizes range from 1000-1200 square feet;
  - 4.10.3. Special education classroom;
  - 4.10.4. Special program room;
  - 4.10.5. Classrooms should accommodate a maximum of up to 25 students and provide 35 square feet/student with a minimum classroom size of 600 square feet. Ceiling heights in classrooms should not be lower than nine feet. The ideal classroom is rectangular in shape with the long axis 1.33 times longer than the short axis. Classrooms should have a source of natural light with a view, have conditioned well ventilated air, and provide all the necessary equipment, technology infrastructure, and storage to support the intended educational program;
  - 4.10.6. Band/vocal music room with high ceilings, and acoustical wall coverings;
  - 4.10.7. Art room with ample storage cabinets and counter sinks. Finish materials in art classrooms shall be smooth, cleanable and nonabsorbent;
  - 4.10.8. Beginning computer lab with computer work stations or computer carts utilizing wireless connections whenever possible;
  - 4.10.9. Library/multimedia center (LMC) should be the heart of the school, providing a flexible space for students, staff, and parents to read, write and draw. If possible the space should

be designed with high ceilings, and exposed building structure and materials. The space should have abundant natural light, as well as well-designed artificial task lighting. Window shades should be incorporated to accommodate the use of audio visual equipment requiring darker environments;

- 4.10.10. Commercial kitchen, with cooking and refrigeration equipment, dry storage, and ware washing area unless food is prepared and delivered from another location;
  - 4.10.11. Cafeteria/multipurpose room to support the school and community. Ceiling heights shall be higher in these areas and daylight shall be incorporated. A tiered stage for school productions shall be included. The tiered stage shall be provided with basic theatrical lighting and sound systems;
  - 4.10.12. Small gym with basketball court, volleyball sleeves and standards, safety wall wainscoting and fiberglass adjustable basketball backstops;
  - 4.10.13. Administrative offices, nursing area, bathrooms, conference, reception, and building support areas to accommodate the educational program.
- 4.11. Middle schools (grades 6-8). When possible daylight with views shall be incorporated in all learning areas to supplement well-designed task oriented artificial lighting. The facilities should be designed to provide a vibrant, cheerful, learning environment for students and scaled for teenage occupancy. Acoustical materials to reduce ambient noise levels and minimize transfer of noise between classrooms, corridors and other learning areas will create a learning environment that focuses the student's attention. The following uses should be incorporated in middle school educational facilities:
- 4.11.1. Based on local needs and desires, sports fields should be considered that include age appropriate equipment, gardens, shade structures and a gateway to the community. The objectives of the sports areas include: reducing discipline issues on school grounds, providing better physical education and resources for outdoor classroom projects and providing a gathering place for neighborhood families to watch sporting events. Based on local desired athletic programming, sports fields should be provided to accommodate track, football, soccer, baseball and softball sporting events along with basketball courts for school and community use;
  - 4.11.2. Special education classroom;
  - 4.11.3. Special program room;
  - 4.11.4. Classrooms should accommodate a maximum of up to 25 students and provide thirty two square feet/student with a minimum classroom size of 600 square feet. Ceiling heights in classrooms should not be lower than nine feet. The ideal classroom is rectangular in shape with the long axis 1.33 times longer than the short axis. Classrooms should have a source of natural light with a view, have conditioned well ventilated air, and provide all the necessary equipment, technology infrastructure, and storage to support the intended educational program;
  - 4.11.5. Library/multimedia center (LMC) should be the heart of the school providing a flexible space for students, staff, parents and the community to read, write, meet, study, and research topics. The space should be designed with high ceilings and exposed structure and materials. The space should have abundant natural light, as well as well-designed artificial task lighting. Window shades should be incorporated to accommodate the use of audio visual equipment requiring darker environments;

- 4.11.6. Computer lab with technology embedded in classroom to support interactive whiteboards utilizing wireless internet access whenever possible;
- 4.11.7. Distance learning lab should be centrally located in the interior of the school with no windows and isolated from sources of loud noise. To reduce acoustic effects, square rooms should be avoided, if possible. A cork shaped or rectangular room is a better shape, as it does not encourage standing waves (and thus echoes). Acoustic wall panels, heavy wall curtains and carpet flooring should be used in lieu of hard walls and floors to help acoustics. Labs should provide easy wireless access to computers and the internet. There should be at least two 20-amp electrical circuits on dedicated breakers for the interactive distance learning video equipment;
- 4.11.8. Science lab with teaching demonstration table, emergency shower/eyewash, wet student work stations, and equipped with adequate instrumentation;
- 4.11.9. Family Consumer Science Lab;
- 4.11.10. Band classroom with conducting podium, instrument storage room and acoustic practice room. Band classrooms shall be physically separated from other classrooms to prevent sound transmission between areas;
- 4.11.11. Vocal classroom with conducting podium and acoustic wall panels. Vocal classrooms shall be physically separated from other classrooms to prevent sound transmission between areas;
- 4.11.12. Art classroom with ample storage cabinets and counter sinks. Finish materials in art classrooms shall be smooth, cleanable and nonabsorbent;
- 4.11.13. Beginning shop, vocational, and agricultural Career and Technical Education (CTA) classrooms;
- 4.11.14. Performing arts support area to accommodate set design and building including dressing rooms with lockers, sinks, mirrors, and prop storage area;
- 4.11.15. Commercial Kitchen with cooking and refrigeration equipment, dry storage, and ware washing area, unless food is prepared and delivered from another location;
- 4.11.16. Cafeteria/multipurpose room to support the school and community. The cafeteria ceiling heights should be higher than other areas in the school and incorporate day lighting when possible. A raised stage for school productions should be provided with curtains and theatrical lighting and sound systems;
- 4.11.17. Gymnasium with a regulation basketball court and dividing curtain to create two smaller basketball courts. The following equipment should accompany the gym: Glass adjustable basketball backstops, volleyball sleeves and standards, safety wainscoting, chin-up bar, wrestling mat hoist, and scorer table;
- 4.11.18. Weight training area with free weights, wall mirrors, exercise machines, rubber flooring, and protective wainscoting;
- 4.11.19. Men and women's locker rooms with independent bathrooms, showers and locking metal lockers;
- 4.11.20. Administrative offices, nursing area, bathrooms, conference, reception and building support areas to accommodate the educational program.

- 4.12. High schools (grades 9-12) shall provide an environment that prepares students for higher education admittance or the workplace. When possible, daylight and views shall be incorporated in all learning areas to supplement well-designed task oriented artificial lighting. The facilities should be designed to provide vibrant, cheerful, learning environments for students and be scaled for adult occupancy. Acoustical materials to reduce ambient noise levels and minimize transfer of noise between classrooms, corridors and other learning areas will create a learning environment that focuses the student's attention. The following uses should be incorporated in high school educational facilities:
- 4.12.1. Based on local desired athletic programming, sports fields with associated equipment, gardens, trees, amphitheater, shade structures and a gateway to the community should be considered. The objectives of the sport areas include: reducing discipline issues on school grounds, providing better physical education and resources for outdoor classroom projects, establishing a gathering place for neighborhood families to watch sporting events, and strengthening community-school partnerships. Based on local programming, sports fields should consider accommodating track, football, soccer, baseball and softball sporting events as well as tennis and basketball courts for school and community use;
  - 4.12.2. Classrooms should accommodate a maximum of up to 25 students and provide 32 square feet/student with a minimum classroom size of 600 square feet. Ceiling heights in classrooms should not be lower than nine feet. The ideal classroom is rectangular in shape with the long axis 1.33 times longer than the short axis. Classrooms should have a source of natural light with a view, have conditioned well ventilated air, and provide all the necessary equipment, technology infrastructure, and storage to support the intended educational program;
  - 4.12.3. Special program room;
  - 4.12.4. Library/multimedia center (LMC) should be the heart of the school, providing a flexible space for students, staff, parents, and the community to read, write, meet, study, and research topics. The space should be designed with high ceilings and exposed structure and building materials. The space should have abundant natural light, along with well-designed artificial task lighting. Window shades should be incorporated to accommodate the use of audio visual equipment requiring darker environments;
  - 4.12.5. Distance learning lab should be centrally located in the interior of the school, with no windows, and isolated from sources of loud noise. To reduce acoustic effects, square rooms should be avoided if possible. A cork shaped or rectangular room is a better shape, as it does not encourage standing waves (and thus echoes). Acoustic wall panels, heavy wall curtains and carpet flooring should be used in lieu of hard walls and floors to help acoustics. Labs should provide easy wireless access to computers and the internet. There should be at least two 20-amp electrical circuits on dedicated breakers for the interactive distance learning video equipment;
  - 4.12.6. Computer lab with technology embedded in classroom to support interactive whiteboards, utilizing wireless internet access whenever possible;
  - 4.12.7. Science lab with a teaching demonstration table, emergency shower/eyewash, demonstration hood, student work stations provided with water and gas receptacles equipped with adequate instrumentation;
  - 4.12.8. Family consumer science lab;

- 4.12.9. Band classroom with conducting podium, instrument storage room and acoustic practice rooms. Band classrooms shall be physically separated from other classrooms to prevent sound transmission between areas;
- 4.12.10. Vocal classroom with conducting podium and acoustic wall panels. Vocal classrooms shall be physically separated from other classrooms to prevent sound transmission between areas;
- 4.12.11. Art classroom with ample storage cabinets and counter sinks. At the high school level a kiln/ceramic storage area shall be provided. Finish materials in art classrooms shall be smooth, cleanable and nonabsorbent;
- 4.12.12. Performing arts support area to accommodate set design and construction, dressing rooms with lockers, sinks and mirrors and prop storage area;
- 4.12.13. Career and technical education (CTE) classroom that supports desired educational programs. The ideal CTA classroom should have 45 square feet/student with a minimum of 780 square feet of exclusive laboratory and storage space. The shop area shall have a minimum of 150 square feet/student with a tool and supply storage room that is at least 20 feet long with a minimum width of eight feet wide for the storage of long building materials. Each shop shall be equipped with welding booths, auto lift station, auto emissions evacuation system and required trade tools. A minimum 2400 SF outdoor patio area should be provided for storing or working on farm machinery, flammable materials, and large construction projects. If desired, a minimum 1880 SF greenhouse should be provided with heat and ventilation. CTA shops should have independent bathrooms with a group hand washing sink and lockers;
- 4.12.14. Commercial kitchen with cooking and refrigeration equipment, dry storage and ware washing area, unless food is delivered from another location;
- 4.12.15. Cafeteria/multipurpose room to support the school and community. Ceiling heights in cafeterias should be higher than other areas in the school, and incorporate daylight to provide a captivating dining environment to keep students on site during lunch hours;
- 4.12.16. Auditorium with a raised proscenium stage, curtains, orchestra pit, sloped floor with fixed seating, sound and project booth, acoustic wall and ceiling panels and professional lighting and sound systems. The auditorium shall be designed to accommodate the entire student body, school staff and as required for community-wide productions;
- 4.12.17. Gymnasium with two regulation basketball courts and dividing curtain. The following equipment should accompany the gym: Glass adjustable basketball backstops, volleyball sleeves and standards, safety wainscoting, chin-up bar, wrestling mat hoist, telescoping bleachers and scorer table;
- 4.12.18. Auxiliary gym (larger high schools) with a regulation basketball court and dividing curtain to create two smaller basketball courts. The following equipment should accompany the gym: glass adjustable basketball backstops, volleyball sleeves and standards, safety wainscoting, and chin-up bar;
- 4.12.19. Weight training area with free weights, mirror walls, exercise machines, rubber flooring and protective wainscoting;

- 4.12.20. Men and women's locker rooms with independent bathrooms, showers, and locking metal lockers;
  - 4.12.21. Visiting team locker room with independent bathrooms, showers, and locking metal lockers;
  - 4.12.22. Administrative offices, nursing area, bathrooms, conference, reception, and building support areas to accommodate educational programming.
- 4.13. PK-12 Rural Schools shall provide exciting learning environments for students as well as associated teaching and administrative support areas. The facilities should be designed to incorporate shared community uses, such as boys and girls clubs, and separate children, grades preschool to six, from older students, grades seven to twelve. When possible, daylight with views shall be incorporated in all learning areas to supplement well-designed task oriented artificial lighting. Acoustical materials to reduce ambient noise levels and minimize transfer of noise between classrooms, corridors and other learning areas will create a learning environment that focuses the student's attention. The following uses should be incorporated in PK-12 educational facilities:
- 4.13.1. Based on desired local programming, school sites should consider including sports fields, playfields, age appropriate equipment, gardens, trees, non-traditional play features, shade structures and a gateway to the community. The objectives of the play areas include: reducing discipline issues on school grounds, providing better physical education and resources for outdoor classroom projects, establishing a gathering place for neighborhood families to watch sporting activities and strengthening community-school partnerships. Based on local athletic programming, sports fields should be considered to accommodate track, football, soccer, baseball and softball sporting events as well as tennis and basketball courts for school and community use;
  - 4.13.2. Classrooms should accommodate a maximum of up to 25 students and provide 32-35 five square feet/student with a minimum classroom size of 600 square feet. Ceiling heights in classrooms should not be lower than nine feet. The ideal classroom is rectangular in shape with the long axis 1.33 times longer than the short axis. Classrooms should have a source of natural light with a view, have conditioned well ventilated air, and provide all the necessary equipment, technology infrastructure, and storage to support the intended educational program;
  - 4.13.3. Computer lab with technology embedded in classroom to support interactive whiteboards, utilizing wireless internet access whenever possible. Computer labs should be located centrally in the school;
  - 4.13.4. Special program room;
  - 4.13.5. Distance learning lab should be centrally located in the interior of the school, with no windows, and isolated from sources of loud noise. To reduce acoustic effects, square rooms should be avoided if possible. A cork shaped or rectangular room is a better shape, as it does not encourage standing waves (and thus echoes). Acoustic wall panels, heavy wall curtains and carpet flooring should be used in lieu of hard walls and floors to help acoustics. Labs should provide easy wireless access to computers and the internet. There should be at least two 20-amp electrical circuits on dedicated breakers for the interactive distance learning video equipment;
  - 4.13.6. Science lab should be located centrally in the school, and provided with teaching demonstration table, emergency shower/eyewash, demonstration hood and student work

stations with water and gas receptacles. The lab should be equipped with adequate instrumentation;

4.13.7. Family consumer science lab;

4.13.8. Band classroom with conducting podium, instrument storage room and acoustic practice room. Band classrooms shall be physically separated from other classrooms to prevent sound transmission between areas;

4.13.9. Vocal classroom with conducting podium and acoustic wall panels. Vocal classrooms shall be physically separated from other classrooms to prevent sound transmission between areas;

4.13.9.1. Art classroom with ample storage cabinets and counter sinks. A kiln/ceramic storage area shall be provided. Finish materials in art classrooms shall be smooth, cleanable and nonabsorbent;

4.13.10. Performing arts support area to accommodate set design and construction, dressing rooms with lockers, sinks and mirrors and a prop storage area;

4.13.11. Career and technical education (CTA) classroom that supports desired educational programs. The ideal CTA classroom should have 45 square feet/student with a minimum of 780 square feet of exclusive laboratory and storage space. The shop area shall have a minimum of one hundred and fifty square feet/student with a tool and supply storage room that is at least 20 feet long with a minimum width of eight feet wide for the storage of long building materials. Each shop shall be equipped with welding booths, auto lift station, auto emissions evacuation system and required trade tools. A minimum 2400 SF outdoor patio area should be provided for storing or working on farm machinery, flammable materials, and large construction projects. If desired a minimum 1880 SF greenhouse should be provided with heat and ventilation. CTA shops should have independent bathrooms with a group hand washing sink and lockers;

4.13.12. Library/multimedia center (LMC) should be the heart of the school, providing a flexible space for students, staff, and parents to read, write and draw. The space should be designed with high ceilings, exposed structure and building materials. The space should have abundant natural light as well as well-designed artificial task lighting. Window shades should be incorporated to accommodate the use of audio visual equipment requiring darker environments;

4.13.13. Commercial kitchen with cooking and refrigeration equipment, dry storage and ware washing area;

4.13.14. Cafeteria/multipurpose/stage room to support the school and community. Ceiling heights in cafeterias should be a minimum of fifteen feet above the finished floor and incorporate day light. A raised stage for school and community productions should be incorporated. The stage shall be provided with curtains, theatrical lighting, and sound systems. The multipurpose room shall be designed to accommodate the entire student body, school staff, and as required for community-wide productions;

4.13.15. Gymnasium with two regulation basketball courts and dividing curtain. The following equipment should accompany the gym: Glass adjustable basketball backstops, volleyball sleeves and standards, safety wainscoting, chin-up bar, wrestling mat hoist, telescoping bleachers and scorer table;



- 4.13.16. Weight training area with free weights, mirror walls, exercise machines, rubber flooring, and protective wainscoting;
- 4.13.17. Men and women's locker rooms with independent bathrooms, showers and locking metal lockers;
- 4.13.18. Visiting team locker room with independent bathrooms, showers and locking metal lockers;
- 4.13.19. Administrative, offices, nursing area, bathrooms, conference, reception area and building support areas to accommodate the educational program.

**5. SECTION THREE - Promote school design and facility management that implements the current version of “Leadership in Energy and Environmental Design” (LEED for schools) or “Colorado Collaborative for High Performance Schools” (CO-CHPS), green building and energy efficiency performance standards, or other programs that comply with the Office of the State Architects “High Performance Certification Program” (HPCP), reduces operations and maintenance efforts, relieves operational cost, and extends the service life of the districts capital assets by providing the following:**

5 (1) The material hereby incorporated by reference in these rules is the “Leadership in Energy and Environmental Design (LEED for Schools)” produced by The United States Green Building Council version 2007 and the “Colorado Collaborative for High Performance Schools (CO\_CHPS)” produced by the Governors Energy Office version 2009.

5 (2) Later Amendments to the “Leadership in Energy and Environmental Design (LEED for Schools)” or the “Colorado Collaborative for High Performance Schools (CO\_CHPS)” are excluded from these rules.

5 (3) The Director of the Division of Public School Capital Construction Assistance, 1525 Sherman St. Denver, Colorado will provide information regarding how the “Leadership in Energy and Environmental Design (LEED for Schools)” and the “Colorado Collaborative for High Performance Schools (CO\_CHPS)” can be obtained or examined.

5.1. Facilities that conserve energy through High Performance Design (HPD). A high performance building is energy and water efficient, has low life cycle costs, is healthy for its occupants, and has a relatively low impact on the environment. In new construction it is vital that actual energy performance goals are set for the entire building in terms of KBTU/SF/YR total building load by:

5.1.1. Establishing an integrated design team including school and community stakeholders, architects, engineers, and facility managers. Include an experienced LEED or CO-CHPS accredited professional as a member of the integrated design team to assist with the evaluation of existing facilities and with design of new schools;

5.1.2. Site locations that encourage transportation alternatives such as walking, bicycling, mass transit, and other options to minimize automobile use.

5.1.3. Facilities that reduce demand on municipal infrastructure by encouraging denser development, reducing water consumption, and by providing responsible storm water management and treatment design;

5.1.4. Reduced building footprints;

5.1.5. Minimizing parking to reduce heat island effect and discouraging use of individual automobiles:

5.1.5.1. Provide preferred parking totaling five percent of total parking spaces for carpools, vanpools, or low emission vehicles;

5.1.5.2. High schools – 2.5 spaces per classroom plus parking for 20 percent of students;

5.1.5.3. Elementary schools and middle schools –three spaces per classroom;

- 5.1.5.4. Provide parking in open grassy areas to accommodate overflow parking when required for large sporting events.
- 5.1.6. Facilities that utilize existing sites, buildings and municipal infrastructure;
- 5.1.7. Joint-use facilities;
- 5.1.8. Evaluating energy costs holistically by determining the cost of high performance strategies versus long term cost savings;
- 5.1.9. Utilizing passive solar techniques such as;
  - 5.1.9.1. Positive building solar orientation and building massing;
  - 5.1.9.2. Sun-shading;
  - 5.1.9.3. Natural ventilation;
  - 5.1.9.4. Green roofs.
- 5.1.10. Utilize energy efficient and or renewable energy strategies;
- 5.1.11. Metering of all utilities with the ability to sub meter selected systems to manage utility usage;
- 5.1.12. Evaluate necessary building materials and systems and consider holistic design solutions that serve multiple purposes;
- 5.1.13. Evaluation of utility bills to determine efficiency of facilities;
- 5.1.14. Investigating performance contracting potentials;
- 5.1.15. Replacement of old inefficient lighting with new energy efficient fixtures and lamps. Incorporate daylighting, and utilize professionally designed task oriented lighting concepts. Use occupancy sensors and natural light sensors to keep lights off when not needed, including emergency lighting when the building is unoccupied;
- 5.1.16. Design site lighting and select lighting styles and technologies to have minimal impact off-site and minimal contribution to sky glow. Minimize lighting of architectural and landscaping features and design interior lighting to minimize trespass light to the outside from the interior.
- 5.1.17. Replacement of old inefficient mechanical systems with new energy efficient systems. Provide controls that monitor the efficiency of the mechanical system and control temperature range of facilities during low/non-use periods and after operating hours.
- 5.1.18. Commission mechanical systems at completion of construction and retro-commission every five years. Pursue third party certification through CO-CHPS or LEED for schools;
- 5.1.19. Replacement of single pane inefficient windows with new double/triple pane hard coat low E glazing window units. Install windows to eliminate outdoor air and water infiltration;
- 5.1.20. Landscape school sites optimizing drought tolerant trees and plantings that reduce heat island effects. Place deciduous trees on the south side of buildings to shade the buildings in the summer and allow sun to penetrate the buildings in the winter. Place coniferous trees

on prevailing wind side of the building to block and redirect prevailing winds away from the building. Utilize landscaping or a green roof to filter and manage onsite storm water treatment. Replace turf with native grasses where ever practical. Well-designed landscaping in conjunction with paved surfaces and school buildings will benefit the reducing of "heat island" effects;

- 5.1.21. Employ cool or green roofs to reduce heat island effects. The buildings cooling load should be considered when selecting roofing materials;
  - 5.1.22. Identifying building wastes such as cooling condensate water, heat exhaust, and find a way to reuse it. Utilize heat recovery units whenever possible;
  - 5.1.23. Providing a tight and well insulated building envelope with a minimum wall thermal value of R-19 and roof thermal value of R-30. Repair exterior building cracks, caulk building joints, and tuck-point masonry walls annually to maintain exterior shell in good condition;
  - 5.1.24. Providing vestibules at main building entrances to minimize loss of conditioned air;
  - 5.1.25. Utilizing, when possible, sustainable (green) building materials that are durable, easily maintained, resource efficient, energy efficient and emit low levels of harmful gases. Whenever possible utilize EPA Energy Star labeled systems and equipment. Colorado-based and local and regional material manufactures should be used whenever possible to reduce the impact of transportation costs and support regional and state economies.
  - 5.1.26. Increase the schools community knowledge about the basics of high performance design using an educational display to serve as a three-dimensional textbook.
- 5.2. Analysis of existing school facilities or desired new school facility size against the required school facility size taking into account maintenance and operational costs of the existing or desired new larger facility compared against the costs savings associated with a reduced facility size. Achieve reduced school facility size by minimizing single use spaces, building circulation, and consolidating remote facilities, coupled with maximization of consolidated shared flexible facilities that are well scheduled, and utilize extended hours of operation.
  - 5.3. A district-wide energy management plan.
  - 5.4. Adoption of a goal of "zero waste" from construction of new buildings and operation and renovation of existing facilities through re-use, reduction, recycling, and composting of waste streams.
  - 5.5. Training to establish district wide preventative maintenance tasks for all building systems to determine that systems are functioning as designed and clearly outline follow-up maintenance procedures to keep equipment and materials functioning as intended, extend life of equipment, and reduce operational costs.

**6. SECTION FOUR – Nothing in these rules affects the Department of Education’s responsibilities pursuant to 24-80.1-101 through 108, C.R.S. Evaluate school facilities based on rehabilitation costs verses replacement costs or discontinuation with consideration given to historically significant facilities by determining:**

- 6.1. The school district's desired facilities life span e.g. fifty, one hundred, two hundred years, construction costs for the desired life span based on the districts location and available labor force, and the districts five year population growth trends;
- 6.2. The facility's relative importance in history based on: notable Colorado architects, historical building materials, styles and forms, and thus determine associated costs to preserve, rehabilitate, restore, or reconstruct the facility to its original condition;
- 6.3. Building code, health, and safety deficiencies at school facilities as compared to SECTION ONE and associated costs to bring deficiencies up to current code;
- 6.4. Educational programming and green building deficiencies at school facilities as compared to SECTIONS TWO and THREE and associated costs to cure deficiencies;
- 6.5. Divide costs identified in items 2, 3 and 4 above “rehabilitation costs” by item 1 above “replacement cost” taking into consideration population growth trends and historical significance. When rehabilitation costs are more than 70% of replacement costs, with a shorter facility life span and no historical significance, replacement of the facility should be considered. If population trends do not support school facilities then discontinuation and consolidation of facilities with neighboring districts should be considered;
- 6.6. Based on the above evaluation determine the viability of facilities for rehabilitation, replacement or discontinuation. Apply evaluation to guide review of financial assistance grants for recommendation of award to the State Board.
- 6.7. (Rehabilitation costs ÷ Replacement costs = % of cost to rehabilitate).

**Division of Public School Capital Construction Assistance**

**BEST Project Ranking Guidelines for BEST Cash Grants**

**CRS 22-43.7-109(5)(a, b, c, and d):**

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

**(a)(I)** *Projects that will address safety hazards or health concerns at existing public school facilities, including concerns relating to public school facility security;*

**(II)** *In prioritizing an application for a public school facility renovation project that will address safety hazards or health concerns, the Assistance Board shall consider the condition of the entire public school facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide financial assistance for the renovation project.*

- 1.0 Supplemental (This score is not an indication of urgency or need, but places supplemental applications at the beginning of discussion. Supplemental is defined as an application to a project awarded previously that has additional phases, requires additional funding, or needed additional time to obtain matching funds.
- 1.2 Molds and fungi abatement.
- 1.2 Major structural hazards.
- 1.3 Threatening electrical.
- 1.3 Threatening HVAC, boiler, plumbing, air quality hazards and potable water hazards.
- 1.4 Asbestos testing and abatement (friable) and being disturbed.
- 1.5 Roof repairs and replacement - with leaks causing damage to the facility.
- 1.5 Proper chemical storage.
- 1.6 Fire alarms.
- 1.6 Fire Sprinklers.
- 1.8 Lead abatement.
- 1.9 Exterior door monitoring.
- 1.9 Master key and/or card systems for doors.
- 1.9 Equipment for surveillance and security.
- 1.9 Vehicle loading and unloading.
- 1.9 Underground fuel tank removal and replacement.
- 1.9 Radon remediation.
- 1.9 Exit and emergency lighting
- 1.9 Other.

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

- 2.2 Accommodate growth.
- 2.2 Eliminate modulars.
- 2.2 Reduce existing overcrowding .
- 2.9 Reduce the number of students per classroom.
- 2.9 Other

**(c)** *Projects that are designed to incorporate technology into the educational environment.*

- 3.2 Provide new interactive technology facilities and hands on learning.
- 3.2 Upgrade technology infrastructure
- 3.9 Technology equipment.
- 3.9 Other

**(d)** *All other projects.*

- 4.1 Provide better temperature control and indoor air quality.
  - 4.1 Air conditioning.
  - 4.1 Additional space for new program(s).
  - 4.2 HVAC repairs, replacement and new installation.
  - 4.2 Boiler replacement.
  - 4.2 Plumbing repairs.
  - 4.2 Electrical repairs.
  - 4.2 Upgrading the electrical systems to meet codes, reduce energy or increase service.
  - 4.2 Provide proper acoustics to reduce noise.
  - 4.4 Roof repairs or replacement - due to age or regular scheduled maintenance (no leak issues).
  - 4.4 ADA upgrades.
  - 4.5 Window and door replacement.
  - 4.6 Insulation for temperature control.
  - 4.7 Addition of energy saving windows to increase natural light and reduce lighting costs.
  - 4.8 Asbestos abatement (friable), but non-disturbed.
  - 4.8 Asbestos abatement (non-friable).
  - 4.8 Caulking to reduce air infiltration.
  - 4.8 Reduce energy costs.
  - 4.9 Exterior entry vestibules for ice, snow and wind costs.
  - 4.9 Minor structural hazards.
  - 4.9 Grading to improve drainage.
  - 4.9 Provide cheerful ceiling, wall and floor treatment.
  - 4.9 Increase storage for better organization.
  - 4.9 Lighting upgrades.
  - 4.9 Other.
- 5.0 Non-qualifying

**Division of Capital Construction Assistance**  
**Project Sorting Guidelines for Lease-Purchase Grants**  
**CRS 22-43.7-109(5)(a, b, c, and d):**

**District:**

**Project No:**

**Project Name:**

**0**  
**Score**  
**Available Points**

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

- (a)(I) Projects that will address safety hazards or health concerns at existing public school facilities, including concerns relating to public school facility security; 100
- (II) In prioritizing an application for a public school facility renovation project that will address safety hazards or health concerns, the Assistance Board shall consider the condition of the entire public school facility for which the project is proposed and determine whether it would be more fiscally prudent to replace the entire facility than to provide financial assistance for the renovation project.
- (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. 40
- (c) Projects that are designed to incorporate technology into the educational environment. 20
- (d) All other projects. 0

**Criteria**

CFI: Colorado Facility Index is the ratio of condition + plus suitability + energy audit to the current replacement value as determined by the Statewide Facility Assessment. Average of all schools affected by the application.

- Greater than 85%. 5
- 50% to 85%. 2
- Less than 50%. 0

FCI: Facility Condition Index is an industry-standard measurement of a facility's condition that is the ratio of the cost to correct a facility's deficiencies to the Current Replacement Value of the facility. Average of all schools affected by the application.

- Greater than 70%. 5
- 50% to 70%. 2
- Less than 50%. 0

Match / Waiver:

- Exceeds minimum match by more than 5%. 5
- Meets minimum match including statutory waiver. 4
- Statutory waiver means meeting maximum bonding capacity. 0
- Less than minimum match with a waiver request. 0

Planning:

- Demonstrated thorough planning with a written plan less than 5-years old. Demonstrated consideration of BEST Facility Master Plan Guidelines. 5
- Written plan older than 5-years old. 3
- No written plan. 0

Facility Assessment

- Pursuant to 22-43.7-109(5)C.R.S. the Assistance Board will use the Facility Assessment database when prioritizing grant applications. 5
- Facility Assessment supports the need of the project described in the application. 0
- Facility Assessment does not support the need of the project described in the grant application 0

Previous BEST Grants from applicant:

- No previous BEST grants 5
- Less than \$250,000 total BEST grant awards 2
- 1 to 5 total BEST grant awards 2
- More than 5 grants, or \$250,000 or more awarded 0

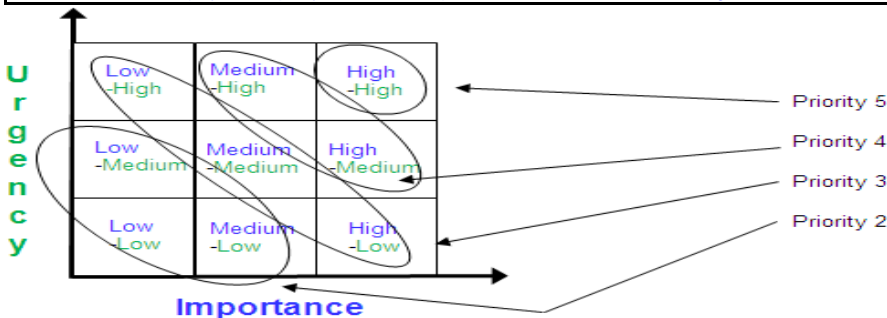
Ability to help themselves:

- Less than \$15 million available bonding capacity and all CS, BOCES and CSDB 5
- \$15 million or more bonding capacity 0

Priority:

2-5

| Importance   | Urgency   |
|--|---|
| High = High Risk of Injury or Property Loss; Major impact on Instruction; Required or Highly Advisable Code Compliance | High = Should be addressed within 12 months                                       |
| Medium = Possible Injury or Property Loss; Moderate impact on Instruction; Cost Savings; PR issue                      | Medium = Could probably be put off 1 year, but should be addressed within 3 years |
| Low = Low Risk of Injury or Property Loss; Low impact on Instruction; Minor Savings; Minor Morale or PR issue          | Low = Could probably be put off 3 years, but should be addressed within 5 years   |

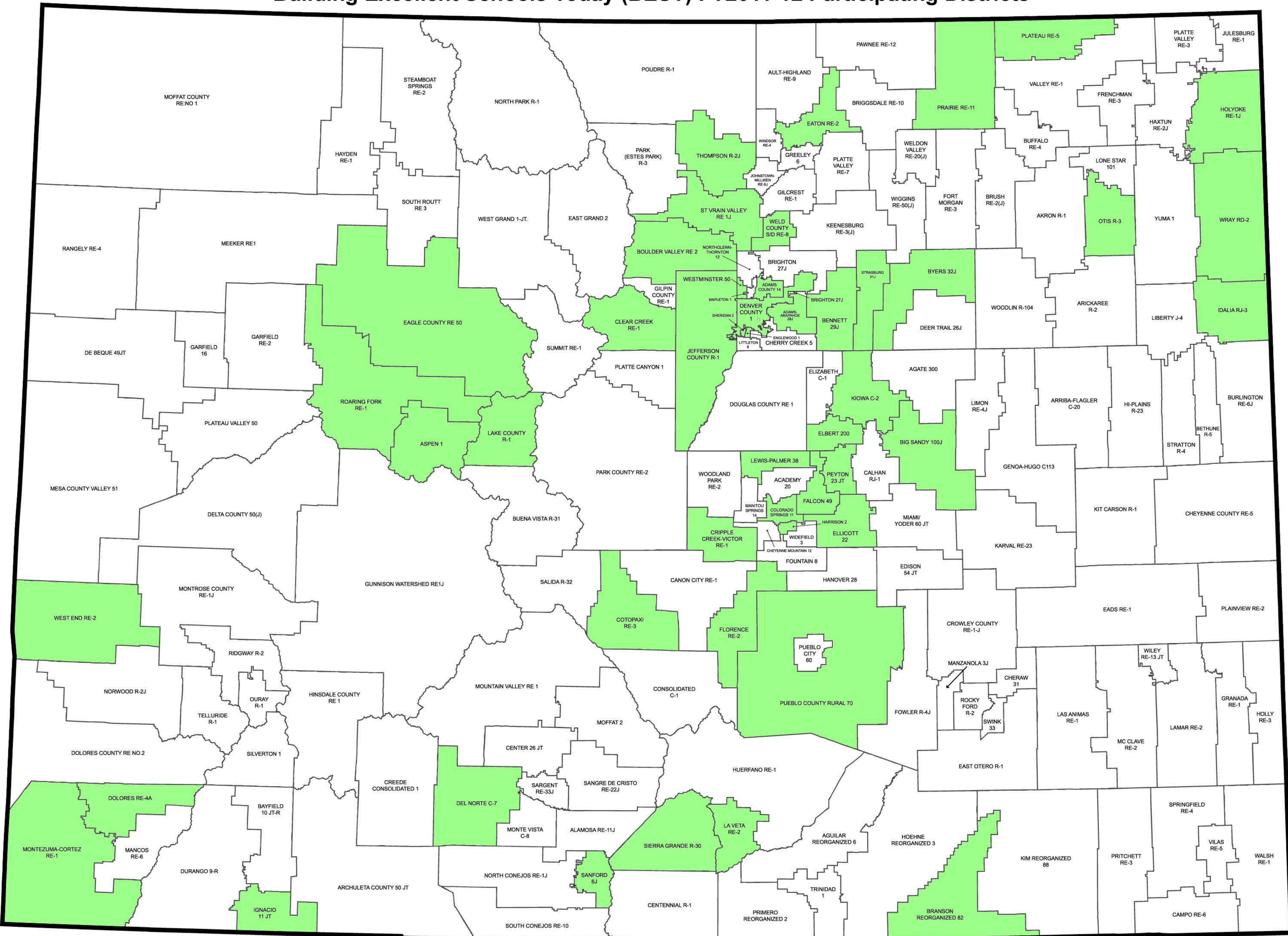


Red Flags:

- High Cost per SF.
- High SF per Pupil.
- Minimal amount of communication and interaction with BEST staff.
- Project doesn't fully comply with the BEST Construction Guidelines.
- There is a waiver request to be reviewed.
- Appropriateness of the scope is questionable.



# Building Excellent Schools Today (BEST) FY2011-12 Participating Districts





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# **BUILDING EXCELLENT SCHOOLS TODAY (BEST) FY2011-12 APPLICATION SUMMARIES**

**APPLICATIONS SORTED BY COUNTY**



**DIVISION OF PUBLIC SCHOOL  
CAPITAL CONSTRUCTION ASSISTANCE**

**MAY 2011**

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# BEST FY 2011-12 APPLICATION SUMMARIES

All Applications Sorted By County

| Page #      | Sort Order   | County   | Applicant Name             | Project Title                             | Amount of Grant Request | Amount of Applicant Contribution | Total Project Cost | FCI %  | CFI %   | Cost Per Sq Ft | Priority # |
|-------------|--------------|----------|----------------------------|---|-------------------------|----------------------------------|--------------------|--------|---------|----------------|------------|
| 85/8<br>28  | 1.5 /<br>124 | ADAMS    | ADAMS 14                   | JrHS Roof Replacement                     | \$1,420,677.00          | \$175,589.00                     | \$1,596,266.00     | 39.07% | 62.20%  | \$14           | 1          |
| 89          | 1.5          | ADAMS    | ADAMS 14                   | ES Roof Replacement                       | \$767,026.92            | \$94,801.08                      | \$861,828.00       | 32.33% | 55.00%  | \$14           | 2          |
| 93/8<br>32  | 1.5 /<br>124 | ADAMS    | ADAMS 14                   | ES Roof Replacement                       | \$742,031.00            | \$91,711.00                      | \$833,742.00       | 36.44% | 79.70%  | \$13           | 3          |
| 97          | 1.5          | ADAMS    | BENNETT 29J                | HS RTU and Roof Replacement               | \$246,180.88            | \$313,321.12                     | \$559,502.00       | 10.03% | 25.70%  | \$16           | 1          |
| 428         | 184          | ADAMS    | CORRIDOR COMMUNITY ACADEMY | New K-8 School                            | \$3,084,180.00          | \$2,423,284.00                   | \$5,507,464.00     | 5.98%  | 79.70%  | \$262          | 1          |
| 174         | 1.9          | ADAMS    | STRASBURG 31J              | Replace Kitchen Floor                     | \$13,206.00             | \$4,402.00                       | \$17,608.00        | 46.56% | 56.90%  | \$13           | 1          |
| 76          | 1.4          | ADAMS    | STRASBURG 31J              | HS ACM Abatement & Carpet Replacement     | \$113,922.00            | \$37,974.00                      | \$151,896.00       | 39.07% | 45.50%  | \$10           | 2          |
| 729         | 129          | ADAMS    | WESTMINSTER 50             | New ES                                    | \$18,953,434.00         | \$5,345,840.00                   | \$24,299,274.00    | 64.17% | 90.25%  | \$272          | 1          |
| 105         | 1.5          | ADAMS    | WESTMINSTER 50             | ES Roof Replacement                       | \$449,046.00            | \$126,654.00                     | \$575,700.00       | 68.42% | 134.00% | \$16           | 2          |
| 102         | 1.5          | ADAMS    | WESTMINSTER 50             | ES Roof Replacement                       | \$528,766.68            | \$149,139.32                     | \$677,906.00       | 55.01% | 81.00%  | \$18           | 2          |
| 108         | 1.5          | ADAMS    | WESTMINSTER 50             | ES Roof Replacement                       | \$508,516.32            | \$143,427.68                     | \$651,944.00       | 68.36% | 105.00% | \$17           | 4          |
| 299/<br>896 | 4.2 /<br>26  | ARAPAHOE | ADAMS-ARAPAHOE 28-J        | ES/MS HVAC Upgrades                       | \$1,693,831.00          | \$505,949.00                     | \$2,199,780.00     | 78.90% | 94.50%  | \$43           | 1          |
| 111/8<br>18 | 1.5 /<br>125 | ARAPAHOE | BYERS 32J                  | PK-12 School Roof Replacement             | \$980,502.00            | \$905,078.00                     | \$1,885,580.00     | 28.92% | 43.40%  | \$15           | 1          |
| 524         | 163          | ARAPAHOE | ENGLEWOOD 1                | MS Renovation & Addn to Convert to Alt HS | \$9,220,857.00          | \$8,176,986.00                   | \$17,397,843.00    | 20.65% | 43.00%  | \$164          | 1          |

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| 836         | 123          | ARAPAHOE    | SHERIDAN 2                              | MS Renovation & New 3-8 School                    | \$21,534,235.00         | \$6,800,284.00                   | \$28,334,519.00    | 34.84% | 65.30%  | \$230          | 1          |
| 479         | 174          | BOULDER     | HORIZONS K-8 ALTERNATIVE CHARTER SCHOOL | K-8 CS Renovations and Addition                   | \$5,505,965.00          | \$478,779.00                     | \$5,984,744.00     | 82.50% | 120.00% | \$144          | 1          |
| 81/8<br>64  | 1.4 /<br>112 | BOULDER     | ST VRAIN RE 1J                          | HS ACM Abatement and Partial Roof Replacement     | \$731,505.00            | \$702,817.00                     | \$1,434,322.00     | 45.18% | 64.80%  | \$18           | 1          |
| 178         | 1.9          | CLEAR CREEK | GEORGETOWN COMMUNITY SCHOOL             | Charter School Addition for Security              | \$358,050.00            | \$219,450.00                     | \$577,500.00       | 61.85% | 88.00%  | \$150          | 1          |
| 538         | 154          | CONEJOS     | SANFORD 6J                              | Major PK-12 Renovations                           | \$20,927,472.00         | \$1,101,445.00                   | \$22,028,917.00    | 72.56% | 76.90%  | \$237          | 1          |
| 116/<br>854 | 1.5 /<br>121 | COSTILLA    | SIERRA GRANDE R-30                      | Reroof a PK-12 School                             | \$945,330.32            | \$236,332.58                     | \$1,181,662.90     | 37.54% | 56.00%  | \$14           | 1          |
| 181         | 1.9          | CSI         | COLORADO SPRINGS CHARTER ACADEMY        | Site Grading to Improve Drainage                  | \$173,045.09            | \$5,351.91                       | \$178,397.00       | 66.50% | 83.60%  | \$135          | 1          |
| 435         | 182          | CSI         | ROSS MONTESSORI SCHOOL                  | New PK-8 Charter School                           | \$10,791,517.00         | \$1,067,292.00                   | \$11,858,809.00    | 27.98% | 74.30%  | \$293          | 1          |
| 188/<br>733 | 1.9 /<br>128 | DENVER      | DENVER 1                                | Address Air and Water Quality in Multiple Schools | \$927,134.00            | \$758,564.00                     | \$1,685,698.00     | 60.65% | 83.56%  | \$4            | 1          |
| 226/<br>793 | 1.9 /<br>126 | DENVER      | DENVER 1                                | Address Site Traffic at Multiple Schools          | \$742,270.00            | \$607,311.00                     | \$1,349,581.00     | 55.09% | 75.89%  | \$10           | 2          |
| 346         | 190          | EAGLE       | EAGLE COUNTY CHARTER ACADEMY            | New K-8 School                                    | \$9,302,653.00          | \$2,937,679.00                   | \$12,240,332.00    | 47.42% | 116.00% | \$259          | 1          |
| 166         | 1.6          | EL PASO     | COLORADO SPRINGS 11                     | Fire Alarm Replacement @ 2 ES                     | \$98,560.00             | \$77,440.00                      | \$176,000.00       | 60.16% | 75.25%  | \$1            | 1          |
| 607         | 147          | EL PASO     | ELLCOTT 22                              | Replace Existing MS                               | \$15,885,491.00         | \$2,373,694.00                   | \$18,259,185.00    | 66.96% | 99.10%  | \$233          | 1          |
| 710         | 130          | EL PASO     | FALCON 49                               | MS Renovation and Addition                        | \$8,394,572.00          | \$9,466,219.00                   | \$17,860,791.00    | 47.91% | 89.70%  | \$160          | 1          |
| 304         | 4.2          | EL PASO     | HARRISON 2                              | ES Boiler Replacement                             | \$181,565.16            | \$34,583.84                      | \$216,149.00       | 20.37% | 32.30%  | \$3            | 1          |

| Page #      | Sort Order   | County    | Applicant Name                                  | Project Title                        | Amount of Grant Request | Amount of Applicant Contribution | Total Project Cost | FCI %  | CFI %   | Cost Per Sq Ft | Priority # |
|-------------|--------------|-----------|---|--------------------------------------|-------------------------|----------------------------------|--------------------|--------|---------|----------------|------------|
| 308         | 4.2          | EL PASO   | HARRISON 2                                      | ES Boiler Replacement                | \$206,328.36            | \$39,300.64                      | \$245,629.00       | 58.35% | 66.90%  | \$4            | 2          |
| 312/<br>900 | 4.2 /<br>20  | EL PASO   | HARRISON 2                                      | Replace Boilers at (3) ES            | \$1,113,816.48          | \$212,155.52                     | \$1,325,972.00     | 55.63% | 72.43%  | \$7            | 3          |
| 125         | 1.5          | EL PASO   | LEWIS-PALMER 38                                 | MS Roof Replacement                  | \$420,497.10            | \$513,940.90                     | \$934,438.00       | 26.46% | 36.80%  | \$10           | 1          |
| 239         | 1.9          | EL PASO   | LEWIS-PALMER 38                                 | MS Interior Door Locks Replacement   | \$45,542.70             | \$55,663.30                      | \$101,206.00       | 26.46% | 36.80%  | \$0            | 2          |
| 633         | 139          | EL PASO   | PEYTON 23 JT                                    | HS Addition                          | \$3,230,722.00          | \$2,643,318.00                   | \$5,874,040.00     | 77.89% | 92.90%  | \$256          | 1          |
| 682         | 133          | ELBERT    | BIG SANDY 100J                                  | New PK-12 School                     | \$20,520,581.00         | \$3,066,293.00                   | \$23,586,874.00    | 58.56% | 106.00% | \$269          | 1          |
| 771         | 128          | ELBERT    | ELBERT 200                                      | New PK-12 School                     | \$16,280,223.00         | \$3,683,262.00                   | \$19,963,485.00    | 53.01% | 75.20%  | \$271          | 1          |
| 129         | 1.5          | ELBERT    | KIOWA C-2                                       | Site Work and Roof Replacement       | \$459,754.68            | \$634,899.32                     | \$1,094,654.00     | 34.34% | 49.30%  | \$13           | 1          |
| 244         | 1.9          | FREMONT   | COTOPAXI RE-3                                   | Plaza Reconstruction at PK-12 School | \$46,873.20             | \$70,309.80                      | \$117,183.00       | 47.95% | 86.70%  | \$17           | 1          |
| 648         | 137          | FREMONT   | FLORENCE RE-2                                   | ES Renovations and Addition          | \$12,321,373.00         | \$648,493.00                     | \$12,969,866.00    | 76.20% | 96.00%  | \$168          | 1          |
| 133         | 1.5          | GARFIELD  | ROARING FORK RE-1                               | ES Roof Replacement                  | \$273,693.96            | \$486,567.04                     | \$760,261.00       | 12.74% | 31.30%  | \$14           | 1          |
| 138         | 1.5          | HUERFANO  | LA VETA RE-2                                    | HS Roof Replacement                  | \$52,329.81             | \$81,849.19                      | \$134,179.00       | 20.31% | 36.90%  | \$5            | 1          |
| 248/<br>884 | 1.9 /<br>70  | JEFFERSON | COMPASS MONTESSORI - WHEAT RIDGE CHARTER SCHOOL | 3-6 School Addition                  | \$984,684.00            | \$1,253,234.00                   | \$2,237,918.00     | 20.83% | 78.10%  | \$236          | 1          |
| 255/<br>702 | 1.9 /<br>132 | JEFFERSON | FREE HORIZON MONTESSORI CHARTER SCHOOL          | PK-6 Renovations                     | \$2,440,297.00          | \$2,440,296.00                   | \$4,880,593.00     | 40.20% | 98.70%  | \$97           | 1          |
| 317         | 4.2          | JEFFERSON | JEFFERSON ACADEMY CHARTER SCHOOL                | ES Renovation                        | \$126,957.60            | \$175,322.40                     | \$302,280.00       | 74.47% | 109.00% | \$18           | 1          |

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|-------------|--------------|------------|-------------------------------|--|-------------------------|----------------------------------|--------------------|--------|---------|----------------|------------|
| 572         | 148          | JEFFERSON  | ROCKY MOUNTAIN DEAF SCHOOL    | New PK-12 Deaf School                        | \$13,197,042.00         | \$221,404.00                     | \$13,418,446.00    | 29.64% | 108.00% | \$277          | 1          |
| 848         | 123          | LA PLATA   | IGNACIO 11 JT                 | Renovation/Addition of (e) MS to Become K-8  | \$5,817,669.00          | \$9,099,431.00                   | \$14,917,100.00    | 57.54% | 80.00%  | \$235          | 1          |
| 806         | 126          | LA PLATA   | IGNACIO 11 JT                 | Jr/SrHS Demolition, Addition, Renovation     | \$2,277,132.00          | \$3,561,668.00                   | \$5,838,800.00     | 69.61% | 102.00% | \$75           | 2          |
| 641         | 138          | LAKE       | LAKE R-1                      | HS Renovation                                | \$15,290,831.00         | \$12,014,223.00                  | \$27,305,054.00    | 46.62% | 62.30%  | \$190          | 1          |
| 868         | 80           | LAKE       | LAKE R-1                      | ES Renovation                                | \$3,687,454.00          | \$2,897,285.00                   | \$6,584,739.00     | 58.63% | 63.50%  | \$156          | 2          |
| 295         | 4.0          | LAKE       | LAKE R-1                      | MS Renovation                                | \$426,764.80            | \$335,315.20                     | \$762,080.00       | 23.76% | 30.70%  | \$6            | 3          |
| 142/<br>789 | 1.5 /<br>128 | LARIMER    | THOMPSON R-2J                 | HS Roof Replacement                          | \$496,650.00            | \$658,350.00                     | \$1,155,000.00     | 52.12% | 63.00%  | \$8            | 1          |
| 146         | 1.5          | LAS ANIMAS | BRANSON 82                    | PK-12 School Roof Replacement                | \$263,141.82            | \$233,352.18                     | \$496,494.00       | 34.32% | 45.60%  | \$22           | 1          |
| 169/<br>823 | 1.6 /<br>125 | LOGAN      | PLATEAU RE-5                  | PK-12 Fire Alarm, HVAC, and Security Project | \$439,549.00            | \$687,499.00                     | \$1,127,048.00     | 34.85% | 57.20%  | \$15           | 1          |
| 512         | 166          | MONTEZUMA  | DOLORES RE-4A                 | PK-12 Health/Safety/Security Improvements    | \$3,481,690.00          | \$3,926,159.00                   | \$7,407,849.00     | 42.58% | 50.60%  | \$234          | 1          |
| 559         | 149          | MONTEZUMA  | MONTEZUMA-CORTEZ RE-1         | New HS, (2) New ES, Renovate MS & ES         | \$39,218,257.00         | \$44,224,841.00                  | \$83,443,098.00    | 52.25% | 81.03%  | \$182          | 1          |
| 472         | 176          | MONTEZUMA  | SOUTHWEST OPEN CHARTER SCHOOL | HS Improvements at CS                        | \$7,424,818.00          | \$3,494,032.00                   | \$10,918,850.00    | 77.20% | 92.30%  | \$280          | 1          |
| 263/<br>873 | 1.9 /<br>75  | MONTROSE   | PARADOX VALLEY CHARTER SCHOOL | PK-8 CS Renovation and Addition              | \$2,465,319.00          | \$304,702.00                     | \$2,770,021.00     | 63.62% | 109.00% | \$175          | 1          |
| 719         | 130          | MONTROSE   | WEST END RE-2                 | New PK-12 School                             | \$13,096,724.00         | \$9,101,113.00                   | \$22,197,837.00    | 60.68% | 81.00%  | \$274          | 1          |
| 274         | 1.9          | PHILLIPS   | HOLYOKE RE-1J                 | ES & JrSr HS Renovations                     | \$537,665.80            | \$389,344.20                     | \$927,010.00       | 63.78% | 81.35%  | \$5            | 1          |

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| 280         | 1.9          | PHILLIPS   | HOLYOKE RE-1J                  | ES & JrSrHS Security Upgrades                        | \$333,948.92            | \$241,825.08                     | \$575,774.00       | 63.78% | 81.35%  | \$3            | 2          |
| 155/<br>696 | 1.5 /<br>133 | PHILLIPS   | HOLYOKE RE-1J                  | ES & JrSrHS Roof Replacements                        | \$982,606.00            | \$711,541.00                     | \$1,694,147.00     | 63.78% | 81.35%  | \$13           | 3          |
| 285         | 1.9          | PHILLIPS   | HOLYOKE RE-1J                  | ES & JrSrHS Site Upgrades                            | \$209,182.80            | \$151,477.20                     | \$360,660.00       | 63.78% | 81.35%  | \$14           | 4          |
| 322/<br>891 | 4.2 /<br>30  | PHILLIPS   | HOLYOKE RE-1J                  | ES & JrSrHS HVAC Upgrades                            | \$765,760.00            | \$554,515.00                     | \$1,320,275.00     | 63.78% | 81.35%  | \$7            | 5          |
| 669         | 135          | PITKIN     | ASPEN COMMUNITY CHARTER SCHOOL | New K-8 School                                       | \$5,942,874.00          | \$4,669,401.00                   | \$10,612,275.00    | 62.85% | 129.00% | \$418          | 1          |
| 291/<br>534 | 1.9 /<br>161 | PUEBLO     | PUEBLO RURAL 70                | HS Addition  | \$2,111,255.00          | \$1,467,143.00                   | \$3,578,398.00     | 7.09%  | 34.40%  | \$199          | 1          |
| 624         | 143          | RIO GRANDE | DEL NORTE C-7                  | Consolidate (2) ES and Site Improvements             | \$8,230,891.00          | \$6,467,127.00                   | \$14,698,018.00    | 45.97% | 57.60%  | \$227          | 1          |
| 328         | 4.2          | TELLER     | CRIPPLE CREEK-VICTOR RE-1      | ES HVAC Control Upgrade                              | \$37,976.00             | \$56,964.00                      | \$94,940.00        | 22.04% | 28.00%  | \$0            | 1          |
| 659         | 136          | WASHINGTON | OTIS R-3                       | Jr/SrHS Addition to ES                               | \$21,848,125.00         | \$2,427,569.00                   | \$24,275,694.00    | 73.36% | 94.25%  | \$233          | 1          |
| 72          | 1.3          | WELD       | EATON RE-2                     | HS Domestic Water Piping Replacement & ACM Abatement | \$149,688.00            | \$266,112.00                     | \$415,800.00       | 41.82% | 64.20%  | \$11           | 1          |
| 811         | 126          | WELD       | FT. LUPTON RE-8                | MS Renovation  | \$5,386,169.00          | \$4,588,218.00                   | \$9,974,387.00     | 61.57% | 71.70%  | \$68           | 1          |
| 337         | 194          | WELD       | PRAIRIE RE-11                  | New PK-12 School                                     | \$13,023,289.00         | \$3,455,628.00                   | \$16,478,917.00    | 66.93% | 102.00% | \$271          | 1          |
| 551         | 151          | YUMA       | IDALIA RJ-3                    | Major PK-12 Renovations/Replacement                  | \$11,124,198.00         | \$3,908,502.00                   | \$15,032,700.00    | 55.85% | 68.70%  | \$265          | 1          |
| 161         | 1.5          | YUMA       | WRAY RD-2                      | MS Partial Roof and Exhaust Fan Replacement          | \$66,603.90             | \$54,494.10                      | \$121,098.00       | 46.98% | 55.60%  | \$8            | 1          |





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# **BUILDING EXCELLENT SCHOOLS TODAY (BEST) FY2011-12 APPLICATION SUMMARIES**

**CHARTER SCHOOL APPLICATIONS SORTED BY COUNTY**



**DIVISION OF PUBLIC SCHOOL  
CAPITAL CONSTRUCTION ASSISTANCE**

**MAY 2011**

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# BEST FY2011-12 APPLICATION SUMMARIES

## Charter School Applications Sorted By County

| Page #      | Sort Order   | County      | Applicant Name                                  | Project Title                        | Amount of Grant Request | Amount of Applicant Contribution | Total Project Cost | FCI %  | CFI %   | Cost Per Sq Ft | Priority # |
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| 428         | 184          | ADAMS       | CORRIDOR COMMUNITY ACADEMY                      | New K-8 School                       | \$3,084,180.00          | \$2,423,284.00                   | \$5,507,464.00     | 5.98%  | 79.70%  | \$262          | 1          |
| 479         | 174          | BOULDER     | HORIZONS K-8 ALTERNATIVE CHARTER SCHOOL         | K-8 CS Renovations and Addition      | \$5,505,965.00          | \$478,779.00                     | \$5,984,744.00     | 82.50% | 120.00% | \$144          | 1          |
| 178         | 1.9          | CLEAR CREEK | GEORGETOWN COMMUNITY SCHOOL                     | Charter School Addition for Security | \$358,050.00            | \$219,450.00                     | \$577,500.00       | 61.85% | 88.00%  | \$150          | 1          |
| 181         | 1.9          | CSI         | COLORADO SPRINGS CHARTER ACADEMY                | Site Grading to Improve Drainage     | \$173,045.09            | \$5,351.91                       | \$178,397.00       | 66.50% | 83.60%  | \$135          | 1          |
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| 248/<br>884 | 1.9 /<br>70  | JEFFERSON   | COMPASS MONTESSORI - WHEAT RIDGE CHARTER SCHOOL | 3-6 School Addition                  | \$984,684.00            | \$1,253,234.00                   | \$2,237,918.00     | 20.83% | 78.10%  | \$236          | 1          |
| 255/<br>702 | 1.9 /<br>132 | JEFFERSON   | FREE HORIZON MONTESSORI CHARTER SCHOOL          | PK-6 Renovations                     | \$2,440,297.00          | \$2,440,296.00                   | \$4,880,593.00     | 40.20% | 98.70%  | \$97           | 1          |
| 317         | 4.2          | JEFFERSON   | JEFFERSON ACADEMY CHARTER SCHOOL                | ES Renovation                        | \$126,957.60            | \$175,322.40                     | \$302,280.00       | 74.47% | 109.00% | \$18           | 1          |
| 572         | 148          | JEFFERSON   | ROCKY MOUNTAIN DEAF SCHOOL                      | New PK-12 Deaf School                | \$13,197,042.00         | \$221,404.00                     | \$13,418,446.00    | 29.64% | 108.00% | \$277          | 1          |
| 472         | 176          | MONTEZUMA   | SOUTHWEST OPEN CHARTER SCHOOL                   | HS Improvements at CS                | \$7,424,818.00          | \$3,494,032.00                   | \$10,918,850.00    | 77.20% | 92.30%  | \$280          | 1          |

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|-------------|-------------|----------|-----------------------------------|------------------------------------|-------------------------|----------------------------------|--------------------|--------|---------|----------------|------------|
| 263/<br>873 | 1.9 /<br>75 | MONTROSE | PARADOX VALLEY<br>CHARTER SCHOOL  | PK-8 CS Renovation and<br>Addition | \$2,465,319.00          | \$304,702.00                     | \$2,770,021.00     | 63.62% | 109.00% | \$175          | 1          |
| 669         | 135         | PITKIN   | ASPEN COMMUNITY<br>CHARTER SCHOOL | New K-8 School                     | \$5,942,874.00          | \$4,669,401.00                   | \$10,612,275.00    | 62.85% | 129.00% | \$418          | 1          |

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# **BUILDING EXCELLENT SCHOOLS TODAY (BEST) FY2011-12 APPLICATION SUMMARIES**

**LIST OF APPLICATIONS WITH MATCHING FUNDS FROM 2010 BOND  
ELECTIONS OR PROPOSED 2011 BOND ELECTIONS**



**DIVISION OF PUBLIC SCHOOL  
CAPITAL CONSTRUCTION ASSISTANCE**

**MAY 2011**

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# BEST FY2011-12 APPLICATION SUMMARIES

List of Applications with Matching Funds from 2010 Bond Proceeds or Proposed 2011 Bond Elections

| Page #      | Sort Order   | County   | Applicant Name             | Project Title                               | Amount of Grant Request | Amount of Applicant Contribution | Total Project Cost | FCI %  | CFI %   | Cost Per Sq Ft | Priority # |
|-------------|--------------|----------|----------------------------|---|-------------------------|----------------------------------|--------------------|--------|---------|----------------|------------|
| 428         | 184          | ADAMS    | CORRIDOR COMMUNITY ACADEMY | New K-8 School                              | \$3,084,180.00          | \$2,423,284.00                   | \$5,507,464.00     | 5.98%  | 79.70%  | \$262          | 1          |
| 524         | 163          | ARAPAHOE | ENGLEWOOD 1                | MS Renovation & Addn to Convert to Alt HS   | \$9,220,857.00          | \$8,176,986.00                   | \$17,397,843.00    | 20.65% | 43.00%  | \$164          | 1          |
| 836         | 123          | ARAPAHOE | SHERIDAN 2                 | MS Renovation & New 3-8 School              | \$21,534,235.00         | \$6,800,284.00                   | \$28,334,519.00    | 34.84% | 65.30%  | \$230          | 1          |
| 538         | 154          | CONEJOS  | SANFORD 6J                 | Major PK-12 Renovations                     | \$20,927,472.00         | \$1,101,445.00                   | \$22,028,917.00    | 72.56% | 76.90%  | \$237          | 1          |
| 116/<br>854 | 1.5 /<br>121 | COSTILLA | SIERRA GRANDE R-30         | Reroof a PK-12 School                       | \$945,330.32            | \$236,332.58                     | \$1,181,662.90     | 37.54% | 56.00%  | \$14           | 1          |
| 607         | 147          | EL PASO  | ELLCOTT 22                 | Replace Existing MS                         | \$15,885,491.00         | \$2,373,694.00                   | \$18,259,185.00    | 66.96% | 99.10%  | \$233          | 1          |
| 710         | 130          | EL PASO  | FALCON 49                  | MS Renovation and Addition                  | \$8,394,572.00          | \$9,466,219.00                   | \$17,860,791.00    | 47.91% | 89.70%  | \$160          | 1          |
| 633         | 139          | EL PASO  | PEYTON 23 JT               | HS Addition                                 | \$3,230,722.00          | \$2,643,318.00                   | \$5,874,040.00     | 77.89% | 92.90%  | \$256          | 1          |
| 682         | 133          | ELBERT   | BIG SANDY 100J             | New PK-12 School                            | \$20,520,581.00         | \$3,066,293.00                   | \$23,586,874.00    | 58.56% | 106.00% | \$269          | 1          |
| 771         | 128          | ELBERT   | ELBERT 200                 | New PK-12 School                            | \$16,280,223.00         | \$3,683,262.00                   | \$19,963,485.00    | 53.01% | 75.20%  | \$271          | 1          |
| 648         | 137          | FREMONT  | FLORENCE RE-2              | ES Renovations and Addition                 | \$12,321,373.00         | \$648,493.00                     | \$12,969,866.00    | 76.20% | 96.00%  | \$168          | 1          |
| 848         | 123          | LA PLATA | IGNACIO 11 JT              | Renovation/Addition of (e) MS to Become K-8 | \$5,817,669.00          | \$9,099,431.00                   | \$14,917,100.00    | 57.54% | 80.00%  | \$235          | 1          |

| Page #  | Sort Order | County     | Applicant Name                | Project Title                             | Amount of Grant Request | Amount of Applicant Contribution | Total Project Cost | FCI %  | CFI %   | Cost Per Sq Ft | Priority # |
|---------|------------|------------|-------------------------------|---|-------------------------|----------------------------------|--------------------|--------|---------|----------------|------------|
| 806     | 126        | LA PLATA   | IGNACIO 11 JT                 | Jr/SrHS Demolition, Addition, Renovation  | \$2,277,132.00          | \$3,561,668.00                   | \$5,838,800.00     | 69.61% | 102.00% | \$75           | 2          |
| 641     | 138        | LAKE       | LAKE R-1                      | HS Renovation                             | \$15,290,831.00         | \$12,014,223.00                  | \$27,305,054.00    | 46.62% | 62.30%  | \$190          | 1          |
| 868     | 80         | LAKE       | LAKE R-1                      | ES Renovation                             | \$3,687,454.00          | \$2,897,285.00                   | \$6,584,739.00     | 58.63% | 63.50%  | \$156          | 2          |
| 295     | 4.0        | LAKE       | LAKE R-1                      | MS Renovation                             | \$426,764.80            | \$335,315.20                     | \$762,080.00       | 23.76% | 30.70%  | \$6            | 3          |
| 512     | 166        | MONTEZUMA  | DOLORES RE-4A                 | PK-12 Health/Safety/Security Improvements | \$3,481,690.00          | \$3,926,159.00                   | \$7,407,849.00     | 42.58% | 50.60%  | \$234          | 1          |
| 559     | 149        | MONTEZUMA  | MONTEZUMA-CORTEZ RE-1         | New HS, (2) New ES, Renovate MS & ES      | \$39,218,257.00         | \$44,224,841.00                  | \$83,443,098.00    | 52.25% | 81.03%  | \$182          | 1          |
| 472     | 176        | MONTEZUMA  | SOUTHWEST OPEN CHARTER SCHOOL | HS Improvements at CS                     | \$7,424,818.00          | \$3,494,032.00                   | \$10,918,850.00    | 77.20% | 92.30%  | \$280          | 1          |
| 719     | 130        | MONTROSE   | WEST END RE-2                 | New PK-12 School                          | \$13,096,724.00         | \$9,101,113.00                   | \$22,197,837.00    | 60.68% | 81.00%  | \$274          | 1          |
| 291/534 | 1.9 / 161  | PUEBLO     | PUEBLO RURAL 70               | HS Addition                               | \$2,111,255.00          | \$1,467,143.00                   | \$3,578,398.00     | 7.09%  | 34.40%  | \$199          | 1          |
| 624     | 143        | RIO GRANDE | DEL NORTE C-7                 | Consolidate (2) ES and Site Improvements  | \$8,230,891.00          | \$6,467,127.00                   | \$14,698,018.00    | 45.97% | 57.60%  | \$227          | 1          |
| 659     | 136        | WASHINGTON | OTIS R-3                      | Jr/SrHS Addition to ES                    | \$21,848,125.00         | \$2,427,569.00                   | \$24,275,694.00    | 73.36% | 94.25%  | \$233          | 1          |
| 811     | 126        | WELD       | FT. LUPTON RE-8               | MS Renovation                             | \$5,386,169.00          | \$4,588,218.00                   | \$9,974,387.00     | 61.57% | 71.70%  | \$68           | 1          |
| 337     | 194        | WELD       | PRAIRIE RE-11                 | New PK-12 School                          | \$13,023,289.00         | \$3,455,628.00                   | \$16,478,917.00    | 66.93% | 102.00% | \$271          | 1          |
| 551     | 151        | YUMA       | IDALIA RJ-3                   | Major PK-12 Renovations/Replacement       | \$11,124,198.00         | \$3,908,502.00                   | \$15,032,700.00    | 55.85% | 68.70%  | \$265          | 1          |



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# **BUILDING EXCELLENT SCHOOLS TODAY (BEST) FY2011-12 APPLICATION SUMMARIES**

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



**DIVISION OF PUBLIC SCHOOL  
CAPITAL CONSTRUCTION ASSISTANCE**

**MAY 2011**

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# BEST FY2011-12 APPLICATION SUMMARIES

## List of Applications Providing Either A Waiver Letter Or A Statutory Waiver

| Page #  | Sort Order | County    | Applicant Name                          | Project Title                         | Amount of Grant Request | Amount of Applicant Contribution | Total Project Cost | FCI %  | CFI %   | Cost Per Sq Ft | Priority # | Statutory Waiver |
|---------|------------|-----------|---|---------------------------------------|-------------------------|----------------------------------|--------------------|--------|---------|----------------|------------|------------------|
| 174     | 1.9        | ADAMS     | STRASBURG 31J                           | Replace Kitchen Floor                 | \$13,206.00             | \$4,402.00                       | \$17,608.00        | 46.56% | 56.90%  | \$13           | 1          |                  |
| 76      | 1.4        | ADAMS     | STRASBURG 31J                           | HS ACM Abatement & Carpet Replacement | \$113,922.00            | \$37,974.00                      | \$151,896.00       | 39.07% | 45.50%  | \$10           | 2          |                  |
| 479     | 174        | BOULDER   | HORIZONS K-8 ALTERNATIVE CHARTER SCHOOL | K-8 CS Renovations and Addition       | \$5,505,965.00          | \$478,779.00                     | \$5,984,744.00     | 82.50% | 120.00% | \$144          | 1          |                  |
| 538     | 154        | CONEJOS   | SANFORD 6J                              | Major PK-12 Renovations               | \$20,927,472.00         | \$1,101,445.00                   | \$22,028,917.00    | 72.56% | 76.90%  | \$237          | 1          | Yes              |
| 116/854 | 1.5 / 121  | COSTILLA  | SIERRA GRANDE R-30                      | Reroof a PK-12 School                 | \$945,330.32            | \$236,332.58                     | \$1,181,662.90     | 37.54% | 56.00%  | \$14           | 1          |                  |
| 181     | 1.9        | CSI       | COLORADO SPRINGS CHARTER ACADEMY        | Site Grading to Improve Drainage      | \$173,045.09            | \$5,351.91                       | \$178,397.00       | 66.50% | 83.60%  | \$135          | 1          |                  |
| 435     | 182        | CSI       | ROSS MONTESSORI SCHOOL                  | New PK-8 Charter School               | \$10,791,517.00         | \$1,067,292.00                   | \$11,858,809.00    | 27.98% | 74.30%  | \$293          | 1          |                  |
| 346     | 190        | EAGLE     | EAGLE COUNTY CHARTER ACADEMY            | New K-8 School                        | \$9,302,653.00          | \$2,937,679.00                   | \$12,240,332.00    | 47.42% | 116.00% | \$259          | 1          |                  |
| 682     | 133        | ELBERT    | BIG SANDY 100J                          | New PK-12 School                      | \$20,520,581.00         | \$3,066,293.00                   | \$23,586,874.00    | 58.56% | 106.00% | \$269          | 1          | Yes              |
| 771     | 128        | ELBERT    | ELBERT 200                              | New PK-12 School                      | \$16,280,223.00         | \$3,683,262.00                   | \$19,963,485.00    | 53.01% | 75.20%  | \$271          | 1          | Yes              |
| 648     | 137        | FREMONT   | FLORENCE RE-2                           | ES Renovations and Addition           | \$12,321,373.00         | \$648,493.00                     | \$12,969,866.00    | 76.20% | 96.00%  | \$168          | 1          |                  |
| 572     | 148        | JEFFERSON | ROCKY MOUNTAIN DEAF SCHOOL              | New PK-12 Deaf School                 | \$13,197,042.00         | \$221,404.00                     | \$13,418,446.00    | 29.64% | 108.00% | \$277          | 1          |                  |

| Page # | Sort Order | County     | Applicant Name | Project Title                       | Amount of Grant Request | Amount of Applicant Contribution | Total Project Cost | FCI %  | CFI %   | Cost Per Sq Ft | Priority # | Stutory Waiver |
|--------|------------|------------|----------------|-------------------------------------|-------------------------|----------------------------------|--------------------|--------|---------|----------------|------------|----------------|
| 146    | 1.5        | LAS ANIMAS | BRANSON 82     | PK-12 School Roof Replacement       | \$263,141.82            | \$233,352.18                     | \$496,494.00       | 34.32% | 45.60%  | \$22           | 1          |                |
| 719    | 130        | MONTROSE   | WEST END RE-2  | New PK-12 School                    | \$13,096,724.00         | \$9,101,113.00                   | \$22,197,837.00    | 60.68% | 81.00%  | \$274          | 1          | Yes            |
| 659    | 136        | WASHINGTON | OTIS R-3       | Jr/SrHS Addition to ES              | \$21,848,125.00         | \$2,427,569.00                   | \$24,275,694.00    | 73.36% | 94.25%  | \$233          | 1          | Yes            |
| 337    | 194        | WELD       | PRAIRIE RE-11  | New PK-12 School                    | \$13,023,289.00         | \$3,455,628.00                   | \$16,478,917.00    | 66.93% | 102.00% | \$271          | 1          | Yes            |
| 551    | 151        | YUMA       | IDALIA RJ-3    | Major PK-12 Renovations/Replacement | \$11,124,198.00         | \$3,908,502.00                   | \$15,032,700.00    | 55.85% | 68.70%  | \$265          | 1          | Yes            |

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# **BUILDING EXCELLENT SCHOOLS TODAY (BEST) FY2011-12 APPLICATION SUMMARIES**

**LIST OF APPLICATIONS WHICH QUALIFY FOR  
BEST CASH & LEASE-PURCHASE GRANTS**



**DIVISION OF PUBLIC SCHOOL  
CAPITAL CONSTRUCTION ASSISTANCE**

**MAY 2011**

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# BEST FY2011-12 APPLICATION SUMMARIES

List of Applications Being Considered for Either A Cash Grant or A Lease Purchase Grant

| Page #      | Sort Order   | County    | Applicant Name                                  | Project Title                                     | Amount of Grant Request | Amount of Applicant Contribution | Total Project Cost | FCI %  | CFI %  | Cost Per Sq Ft | Priority # |
|-------------|--------------|-----------|---|---|-------------------------|----------------------------------|--------------------|--------|--------|----------------|------------|
| 85/8<br>28  | 1.5 /<br>124 | ADAMS     | ADAMS 14  | JrHS Roof Replacement                             | \$1,420,677.00          | \$175,589.00                     | \$1,596,266.00     | 39.07% | 62.20% | \$14           | 1          |
| 93/8<br>32  | 1.5 /<br>124 | ADAMS     | ADAMS 14  | ES Roof Replacement                               | \$742,031.00            | \$91,711.00                      | \$833,742.00       | 36.44% | 79.70% | \$13           | 3          |
| 299/<br>896 | 4.2<br>/ 26  | ARAPAHOE  | ADAMS-ARAPAHOE 28-J                             | ES/MS HVAC Upgrades                               | \$1,693,831.00          | \$505,949.00                     | \$2,199,780.00     | 78.90% | 94.50% | \$43           | 1          |
| 111/<br>818 | 1.5 /<br>125 | ARAPAHOE  | BYERS 32J                                       | PK-12 School Roof Replacement                     | \$980,502.00            | \$905,078.00                     | \$1,885,580.00     | 28.92% | 43.40% | \$15           | 1          |
| 81/8<br>64  | 1.4 /<br>112 | BOULDER   | ST VRAIN RE 1J                                  | HS ACM Abatement and Partial Roof Replacement     | \$731,505.00            | \$702,817.00                     | \$1,434,322.00     | 45.18% | 64.80% | \$18           | 1          |
| 116/<br>854 | 1.5 /<br>121 | COSTILLA  | SIERRA GRANDE R-30                              | Reroof a PK-12 School                             | \$945,330.32            | \$236,332.58                     | \$1,181,662.90     | 37.54% | 56.00% | \$14           | 1          |
| 188/<br>733 | 1.9 /<br>128 | DENVER    | DENVER 1  | Address Air and Water Quality in Multiple Schools | \$927,134.00            | \$758,564.00                     | \$1,685,698.00     | 60.65% | 83.56% | \$4            | 1          |
| 226/<br>793 | 1.9 /<br>126 | DENVER    | DENVER 1  | Address Site Traffic at Multiple Schools          | \$742,270.00            | \$607,311.00                     | \$1,349,581.00     | 55.09% | 75.89% | \$10           | 2          |
| 312/<br>900 | 4.2<br>/ 20  | EL PASO   | HARRISON 2                                      | Replace Boilers at (3) ES                         | \$1,113,816.48          | \$212,155.52                     | \$1,325,972.00     | 55.63% | 72.43% | \$7            | 3          |
| 248/<br>884 | 1.9 /<br>70  | JEFFERSON | COMPASS MONTESSORI - WHEAT RIDGE CHARTER SCHOOL | 3-6 School Addition                               | \$984,684.00            | \$1,253,234.00                   | \$2,237,918.00     | 20.83% | 78.10% | \$236          | 1          |
| 255/<br>702 | 1.9 /<br>132 | JEFFERSON | FREE HORIZON MONTESSORI CHARTER SCHOOL          | PK-6 Renovations                                  | \$2,440,297.00          | \$2,440,296.00                   | \$4,880,593.00     | 40.20% | 98.70% | \$97           | 1          |
| 142/<br>789 | 1.5 /<br>128 | LARIMER   | THOMPSON R-2J                                   | HS Roof Replacement                               | \$496,650.00            | \$658,350.00                     | \$1,155,000.00     | 52.12% | 63.00% | \$8            | 1          |

| Page #  | Sort Order | County   | Applicant Name                | Project Title                                | Amount of Grant Request | Amount of Applicant Contribution | Total Project Cost | FCI %  | CFI %   | Cost Per Sq Ft | Priority # |
|---------|------------|----------|-------------------------------|--|-------------------------|----------------------------------|--------------------|--------|---------|----------------|------------|
| 169/823 | 1.6 / 125  | LOGAN    | PLATEAU RE-5                  | PK-12 Fire Alarm, HVAC, and Security Project | \$439,549.00            | \$687,499.00                     | \$1,127,048.00     | 34.85% | 57.20%  | \$15           | 1          |
| 263/873 | 1.9 / 75   | MONTROSE | PARADOX VALLEY CHARTER SCHOOL | PK-8 CS Renovation and Addition              | \$2,465,319.00          | \$304,702.00                     | \$2,770,021.00     | 63.62% | 109.00% | \$175          | 1          |
| 155/696 | 1.5 / 133  | PHILLIPS | HOLYOKE RE-1J                 | ES & JrSrHS Roof Replacements                | \$982,606.00            | \$711,541.00                     | \$1,694,147.00     | 63.78% | 81.35%  | \$13           | 3          |
| 322/891 | 4.2 / 30   | PHILLIPS | HOLYOKE RE-1J                 | ES & JrSrHS HVAC Upgrades                    | \$765,760.00            | \$554,515.00                     | \$1,320,275.00     | 63.78% | 81.35%  | \$7            | 5          |
| 291/534 | 1.9 / 161  | PUEBLO   | PUEBLO RURAL 70               | HS Addition                                  | \$2,111,255.00          | \$1,467,143.00                   | \$3,578,398.00     | 7.09%  | 34.40%  | \$199          | 1          |



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**BUILDING EXCELLENT SCHOOLS TODAY (BEST)  
FY2011-12 BEST CASH GRANT APPLICATIONS**



DIVISION OF PUBLIC SCHOOL  
CAPITAL CONSTRUCTION ASSISTANCE

**MAY 2011**

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# BEST FY2011-12 APPLICATION SUMMARIES

All Applications For BEST Cash Grants in Cash Grant Sort Order

| Page #  | Sort Order | County   | Applicant Name     | Project Title  | Amount of Grant Request | Amount of Applicant Contribution | Total Project Cost | FCI %  | CFI %   | Cost Per Sq Ft | Priority # |
|---------|------------|----------|--------------------|--|-------------------------|----------------------------------|--------------------|--------|---------|----------------|------------|
| 72      | 1.3        | WELD     | EATON RE-2         | HS Domestic Water Piping Replacement & ACM Abatement | \$149,688.00            | \$266,112.00                     | \$415,800.00       | 41.82% | 64.20%  | \$11           | 1          |
| 76      | 1.4        | ADAMS    | STRASBURG 31J      | HS ACM Abatement & Carpet Replacement                | \$113,922.00            | \$37,974.00                      | \$151,896.00       | 39.07% | 45.50%  | \$10           | 2          |
| 81/84   | 1.4 / 112  | BOULDER  | ST VRAIN RE 1J     | HS ACM Abatement and Partial Roof Replacement        | \$731,505.00            | \$702,817.00                     | \$1,434,322.00     | 45.18% | 64.80%  | \$18           | 1          |
| 85/828  | 1.5 / 124  | ADAMS    | ADAMS 14           | JrHS Roof Replacement                                | \$1,420,677.00          | \$175,589.00                     | \$1,596,266.00     | 39.07% | 62.20%  | \$14           | 1          |
| 89      | 1.5        | ADAMS    | ADAMS 14           | ES Roof Replacement                                  | \$767,026.92            | \$94,801.08                      | \$861,828.00       | 32.33% | 55.00%  | \$14           | 2          |
| 93/832  | 1.5 / 124  | ADAMS    | ADAMS 14           | ES Roof Replacement                                  | \$742,031.00            | \$91,711.00                      | \$833,742.00       | 36.44% | 79.70%  | \$13           | 3          |
| 97      | 1.5        | ADAMS    | BENNETT 29J        | HS RTU and Roof Replacement                          | \$246,180.88            | \$313,321.12                     | \$559,502.00       | 10.03% | 25.70%  | \$16           | 1          |
| 102     | 1.5        | ADAMS    | WESTMINSTER 50     | ES Roof Replacement                                  | \$528,766.68            | \$149,139.32                     | \$677,906.00       | 55.01% | 81.00%  | \$18           | 2          |
| 105     | 1.5        | ADAMS    | WESTMINSTER 50     | ES Roof Replacement                                  | \$449,046.00            | \$126,654.00                     | \$575,700.00       | 68.42% | 134.00% | \$16           | 2          |
| 108     | 1.5        | ADAMS    | WESTMINSTER 50     | ES Roof Replacement                                  | \$508,516.32            | \$143,427.68                     | \$651,944.00       | 68.36% | 105.00% | \$17           | 4          |
| 111/818 | 1.5 / 125  | ARAPAHOE | BYERS 32J          | PK-12 School Roof Replacement                        | \$980,502.00            | \$905,078.00                     | \$1,885,580.00     | 28.92% | 43.40%  | \$15           | 1          |
| 116/854 | 1.5 / 121  | COSTILLA | SIERRA GRANDE R-30 | Reroof a PK-12 School                                | \$945,330.32            | \$236,332.58                     | \$1,181,662.90     | 37.54% | 56.00%  | \$14           | 1          |

| Page #      | Sort Order   | County      | Applicant Name                   | Project Title                                | Amount of Grant Request | Amount of Applicant Contribution | Total Project Cost | FCI %  | CFI %  | Cost Per Sq Ft | Priority # |
|-------------|--------------|-------------|----------------------------------|--|-------------------------|----------------------------------|--------------------|--------|--------|----------------|------------|
| 125         | 1.5          | EL PASO     | LEWIS-PALMER 38                  | MS Roof Replacement                          | \$420,497.10            | \$513,940.90                     | \$934,438.00       | 26.46% | 36.80% | \$10           | 1          |
| 129         | 1.5          | ELBERT      | KIOWA C-2                        | Site Work and Roof Replacement               | \$459,754.68            | \$634,899.32                     | \$1,094,654.00     | 34.34% | 49.30% | \$13           | 1          |
| 133         | 1.5          | GARFIELD    | ROARING FORK RE-1                | ES Roof Replacement                          | \$273,693.96            | \$486,567.04                     | \$760,261.00       | 12.74% | 31.30% | \$14           | 1          |
| 138         | 1.5          | HUERFANO    | LA VETA RE-2                     | HS Roof Replacement                          | \$52,329.81             | \$81,849.19                      | \$134,179.00       | 20.31% | 36.90% | \$5            | 1          |
| 142/<br>789 | 1.5 /<br>128 | LARIMER     | THOMPSON R-2J                    | HS Roof Replacement                          | \$496,650.00            | \$658,350.00                     | \$1,155,000.00     | 52.12% | 63.00% | \$8            | 1          |
| 146         | 1.5          | LAS ANIMAS  | BRANSON 82                       | PK-12 School Roof Replacement                | \$263,141.82            | \$233,352.18                     | \$496,494.00       | 34.32% | 45.60% | \$22           | 1          |
| 155/<br>696 | 1.5 /<br>133 | PHILLIPS    | HOLYOKE RE-1J                    | ES & JrSrHS Roof Replacements                | \$982,606.00            | \$711,541.00                     | \$1,694,147.00     | 63.78% | 81.35% | \$13           | 3          |
| 161         | 1.5          | YUMA        | WRAY RD-2                        | MS Partial Roof and Exhaust Fan Replacement  | \$66,603.90             | \$54,494.10                      | \$121,098.00       | 46.98% | 55.60% | \$8            | 1          |
| 166         | 1.6          | EL PASO     | COLORADO SPRINGS 11              | Fire Alarm Replacement @ 2 ES                | \$98,560.00             | \$77,440.00                      | \$176,000.00       | 60.16% | 75.25% | \$1            | 1          |
| 169/<br>823 | 1.6 /<br>125 | LOGAN       | PLATEAU RE-5                     | PK-12 Fire Alarm, HVAC, and Security Project | \$439,549.00            | \$687,499.00                     | \$1,127,048.00     | 34.85% | 57.20% | \$15           | 1          |
| 174         | 1.9          | ADAMS       | STRASBURG 31J                    | Replace Kitchen Floor                        | \$13,206.00             | \$4,402.00                       | \$17,608.00        | 46.56% | 56.90% | \$13           | 1          |
| 178         | 1.9          | CLEAR CREEK | GEORGETOWN COMMUNITY SCHOOL      | Charter School Addition for Security         | \$358,050.00            | \$219,450.00                     | \$577,500.00       | 61.85% | 88.00% | \$150          | 1          |
| 181         | 1.9          | CSI         | COLORADO SPRINGS CHARTER ACADEMY | Site Grading to Improve Drainage             | \$173,045.09            | \$5,351.91                       | \$178,397.00       | 66.50% | 83.60% | \$135          | 1          |

| Page #  | Sort Order | County    | Applicant Name                                  | Project Title                                     | Amount of Grant Request | Amount of Applicant Contribution | Total Project Cost | FCI %  | CFI %   | Cost Per Sq Ft | Priority # |
|---------|------------|-----------|---|---|-------------------------|----------------------------------|--------------------|--------|---------|----------------|------------|
| 188/733 | 1.9 / 128  | DENVER    | DENVER 1  | Address Air and Water Quality in Multiple Schools | \$927,134.00            | \$758,564.00                     | \$1,685,698.00     | 60.65% | 83.56%  | \$4            | 1          |
| 226/793 | 1.9 / 126  | DENVER    | DENVER 1  | Address Site Traffic at Multiple Schools          | \$742,270.00            | \$607,311.00                     | \$1,349,581.00     | 55.09% | 75.89%  | \$10           | 2          |
| 239     | 1.9        | EL PASO   | LEWIS-PALMER 38                                 | MS Interior Door Locks Replacement                | \$45,542.70             | \$55,663.30                      | \$101,206.00       | 26.46% | 36.80%  | \$0            | 2          |
| 244     | 1.9        | FREMONT   | COTOPAXI RE-3                                   | Plaza Reconstruction at PK-12 School              | \$46,873.20             | \$70,309.80                      | \$117,183.00       | 47.95% | 86.70%  | \$17           | 1          |
| 248/884 | 1.9 / 70   | JEFFERSON | COMPASS MONTESSORI - WHEAT RIDGE CHARTER SCHOOL | 3-6 School Addition                               | \$984,684.00            | \$1,253,234.00                   | \$2,237,918.00     | 20.83% | 78.10%  | \$236          | 1          |
| 255/702 | 1.9 / 132  | JEFFERSON | FREE HORIZON MONTESSORI CHARTER SCHOOL          | PK-6 Renovations                                  | \$2,440,297.00          | \$2,440,296.00                   | \$4,880,593.00     | 40.20% | 98.70%  | \$97           | 1          |
| 263/873 | 1.9 / 75   | MONTROSE  | PARADOX VALLEY CHARTER SCHOOL                   | PK-8 CS Renovation and Addition                   | \$2,465,319.00          | \$304,702.00                     | \$2,770,021.00     | 63.62% | 109.00% | \$175          | 1          |
| 274     | 1.9        | PHILLIPS  | HOLYOKE RE-1J                                   | ES & JrSr HS Renovations                          | \$537,665.80            | \$389,344.20                     | \$927,010.00       | 63.78% | 81.35%  | \$5            | 1          |
| 280     | 1.9        | PHILLIPS  | HOLYOKE RE-1J                                   | ES & JrSrHS Security Upgrades                     | \$333,948.92            | \$241,825.08                     | \$575,774.00       | 63.78% | 81.35%  | \$3            | 2          |
| 285     | 1.9        | PHILLIPS  | HOLYOKE RE-1J                                   | ES & JrSrHS Site Upgrades                         | \$209,182.80            | \$151,477.20                     | \$360,660.00       | 63.78% | 81.35%  | \$14           | 4          |
| 291/534 | 1.9 / 161  | PUEBLO    | PUEBLO RURAL 70                                 | HS Addition                                       | \$2,111,255.00          | \$1,467,143.00                   | \$3,578,398.00     | 7.09%  | 34.40%  | \$199          | 1          |
| 295     | 4.0        | LAKE      | LAKE R-1  | MS Renovation                                     | \$426,764.80            | \$335,315.20                     | \$762,080.00       | 23.76% | 30.70%  | \$6            | 3          |
| 299/896 | 4.2 / 26   | ARAPAHOE  | ADAMS-ARAPAHOE 28-J                             | ES/MS HVAC Upgrades                               | \$1,693,831.00          | \$505,949.00                     | \$2,199,780.00     | 78.90% | 94.50%  | \$43           | 1          |

| Page #      | Sort Order  | County    | Applicant Name                      | Project Title             | Amount of Grant Request | Amount of Applicant Contribution | Total Project Cost | FCI %  | CFI %   | Cost Per Sq Ft | Priority # |
|-------------|-------------|-----------|-------------------------------------|---------------------------|-------------------------|----------------------------------|--------------------|--------|---------|----------------|------------|
| 304         | 4.2         | EL PASO   | HARRISON 2                          | ES Boiler Replacement     | \$181,565.16            | \$34,583.84                      | \$216,149.00       | 20.37% | 32.30%  | \$3            | 1          |
| 308         | 4.2         | EL PASO   | HARRISON 2                          | ES Boiler Replacement     | \$206,328.36            | \$39,300.64                      | \$245,629.00       | 58.35% | 66.90%  | \$4            | 2          |
| 312/<br>900 | 4.2 /<br>20 | EL PASO   | HARRISON 2                          | Replace Boilers at (3) ES | \$1,113,816.48          | \$212,155.52                     | \$1,325,972.00     | 55.63% | 72.43%  | \$7            | 3          |
| 317         | 4.2         | JEFFERSON | JEFFERSON ACADEMY<br>CHARTER SCHOOL | ES Renovation             | \$126,957.60            | \$175,322.40                     | \$302,280.00       | 74.47% | 109.00% | \$18           | 1          |
| 322/<br>891 | 4.2 /<br>30 | PHILLIPS  | HOLYOKE RE-1J                       | ES & JrSrHS HVAC Upgrades | \$765,760.00            | \$554,515.00                     | \$1,320,275.00     | 63.78% | 81.35%  | \$7            | 5          |
| 328         | 4.2         | TELLER    | CRIPPLE CREEK-VICTOR<br>RE-1        | ES HVAC Control Upgrade   | \$37,976.00             | \$56,964.00                      | \$94,940.00        | 22.04% | 28.00%  | \$0            | 1          |

## -Glossary of Terms Used-

**Gross square feet (GSF)**

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

**Current Replacement Value (CRV)**

Current Replacement Value (CRV) represents the hypothetical total cost of rebuilding or replacing an existing facility in current dollars to its optimal condition (excluding auxiliary facilities) under current codes and construction standards.

**Condition Budget**

Condition budgets are the rough order-of-magnitude budgeted costs to make partial or full replacement of expired systems, costs for out-of-cycle repair adjustments and costs for condition, suitability and sufficiency deficiencies. Because project costs typically include budget elements in addition to condition repair costs of a current facility, i.e., modernization upgrade items, area sufficiency items, etc., the total order-of-magnitude condition repair costs can exceed the current replacement value (CRV).

**Facility Condition Index (FCI)**

FCI is an industry-standard measurement of a facility's condition that is the ratio of the cost to correct a facility's deficiencies to the Current Replacement Value of the facilities. The higher the FCI, the poorer the condition of a facility. After an FCI is established for all buildings within a portfolio, a building's condition can be ranked relative to other buildings. The FCI may also represent the condition of a portfolio based on the cumulative FCIs of the portfolio's facilities.

**Energy Budget**

The energy budget represents recommended costs to improve the energy efficiency of the school.

**Suitability Budget**

The suitability budget represents modernization costs to upgrade the school to meet current educational and safety standards.

**Remaining Service Life Index (RSLI)**

RSLI is defined as a percentage ratio of the remaining service life of a renewable system to its system life, expressed as a percent.

**Colorado Facility Index (CFI)**

CFI is the ratio of condition needs plus suitability needs plus energy audit needs to Current Replacement Value (CRV).

**Condition Score\***

Condition Score is a factor used in the calculation of School Score. The Condition Score is developed from scoring of those criteria questions addressing facility condition referenced in SchoolHouse from the CDE Construction Guidelines. Each criteria question is set up in the database Administration with specific possible points 0-5.

**Energy Score\***

Energy Score is a factor that may be used in the calculation of School Score. The Energy Score is developed from scoring of those criteria questions addressing facility energy issues referenced in SchoolHouse from the CDE Construction Guidelines. Each criteria question is set up in the database Administration with specific possible points 0-5.

**Suitability Score\***

The Suitability Score is developed from scoring of those criteria questions addressing facility suitability referenced in SchoolHouse from the CDE Construction Guidelines, or from best practices generally referenced from Council of Educational Facility Planners International (CEFPI). Each criteria question is set up in the database Administration with specific possible points 0-5.

**School Score\***

The School Score is calculated as the combined scores of the Criteria Groups of facility Condition, educational Suitability and Energy criteria referenced in SchoolHouse from the CDE Construction Guidelines. Each Group is set up in the database Administration with weighting factors that modify the calculated score for each group as follows:

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

Current weighting is set as follows: Condition = 60%, Suitability = 40%, Energy = 0%

See *Condition, Suitability and Energy Score*.

*\*Points are rated accordingly: 5 = Very Good, 4 = Good, 3 = Average, 2 = Poor, 1 = Very Poor*

**Q#xxx**

This Q# references a condition criteria question from the assessment and what comment made on that specific condition.



-Facilities Affected By This Grant Application-

## EATON RE-2 - Eaton HS - HS Domestic Water Piping Replacement & ACM Abatement

**School Name: Eaton HS**

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 5            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 115,756      |
| Replacement Value:           | \$32,386,137 |
| Condition Budget:            | \$13,545,289 |
| Total FCI:                   | 41.82%       |
| Energy Budget:               | \$40,515     |
| Suitability Budget:          | \$7,205,200  |
| Total RSLI:                  | 23%          |
| Total CFI:                   | 64.2%        |
| Condition Score: (60%)       | 2.78         |
| Energy Score: (0%)           | 2.31         |
| Suitability Score: (40%)     | 3.99         |
| School Score:                | 3.26         |





# CDE BEST FY11-12 Grant Application Summaries

|  |  |  |   |
|--|--|--|---|
| <b>Applicant Name:</b>                                 | EATON RE-2   | <b>Sort Order #:</b>                                       | 1.3   |
| <b>County:</b>   | WELD   | <b>Applicant Priority #</b>                                | 1   |
| <b>Project Title:</b>                                  | HS Domestic Water Piping Replacement & ACM Abatement |  |   |
| <input type="checkbox"/> Addition                      | <input type="checkbox"/> Fire Alarm                  | <input type="checkbox"/> Roof                              | <input type="checkbox"/> Water Systems            |
| <input checked="" type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting                    | <input type="checkbox"/> School Replacement                | <input type="checkbox"/> Window Replacement       |
| <input type="checkbox"/> Boiler Replacement            | <input type="checkbox"/> ADA                         | <input type="checkbox"/> Security                          | <input type="checkbox"/> New School               |
| <input type="checkbox"/> Electrical Upgrade            | <input type="checkbox"/> HVAC                        | <input type="checkbox"/> Facility Sitework                 | <input type="checkbox"/> LandPurchase             |
| <input type="checkbox"/> Energy Savings                | <input type="checkbox"/> Renovation                  | <input checked="" type="checkbox"/> Project Other Explain: | Replace Heating Water & Domestic Hot Water Piping |

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

Eaton High School was built in 1928 with additions to the original structure in 1962, 1988, and 2002. The facility currently has 492 students in grades 9 to 12. The high school acts as the hub for student academics and extracurricular activities and is also used extensively by the Town of Eaton community.

The District has identified asbestos containing material (ACM) in the tunnels of both the 1962 and 1928 building. Air is forced through the tunnels into classrooms over coils to heat the rooms. Friable ACM is located in the air-cell insulation and pipe fittings located within the tunnels which are also used as air plenum systems for the High School.

Friable ACM is also found in the attic of the 1928 building. The insulation is identified as Chrysotile with an 80% asbestos content. The attic area's access is secured, but the potential exists that a roof leak (one has been identified) could affect the contained asbestos causing a disruption in the use of this building. The District is very concerned of a potential Major Spill Response as defined by CDPHE regulations due to a roof leak and causing the plaster ceiling and friable insulation to dislodge into classrooms and hallways. The District is unable to enter the space to inspect the condition of the roof and complete any repairs of the plaster ceiling.

The BEST School Assessment Report dated July 10, 2010, identifies the asbestos problems along with the domestic water and steam water pipe deficiencies.

As a result of decreases in state per pupil funding this past year and anticipated reductions for the 2011-12 fiscal year, maintenance and improvement budgets are being stretched further than warranted. This asbestos issue creates an ongoing and serious risk to the air quality within Eaton High School if not abated. Eaton School District is requesting BEST Grant funding to assist in the abatement of asbestos containing material and replace piping lines that are well beyond useful life expectancy.

**Issue: Other**

### Deficiencies Associated with this Issue:

Replace Heating Water and Domestic Hot Water Piping - The District has corroded steel piping in the 1928 building that supplies steam from the boiler system to heat the building and galvanized piping that is used for the domestic water supply. As discovered in a repair to the galvanized piping last fall, the pipes are extremely corroded and have exceeded their expected life. When looking at replacement of the pipes the ACM insulation on the piping led to the decision to seek grant matching funds in order to lessen the increased district cost of this project since both the abatement and pipe replacement are a combined project issue.

Since the corroded steel piping supplies steam for heat, a failure during cold winter months could impact the ability to heat and utilize the building until replacement or repairs are completed.

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

A faster and more cost effective way to remove the piping is to remove it along with the ACM insulation under component abatement by a certified abatement contractor. Once the piping and ACM are removed, schedule 40 and 80 welded pipe will be used for the steam system and copper pipe will be installed for the domestic water. This will eliminate the potential for piping failure and the abatement issue is also eliminated.

### How Urgent is this Project:

Since the piping replacement is so closely tied into the ACM abatement removal, this project is extremely urgent in order to eliminate the high risk that additional steel or galvanized piping will fail and along with the failure contaminate the tunnels which provide air for the majority of classrooms within the high school.

**What is the Cost Associated with this Issue:** \$99,000.00

**Issue: Asbestos Abatement**

**Deficiencies Associated with this Issue:**

The heating system for the 1928 building has steam pipes that run through tunnels and up through supply air chases to classroom unit heaters. Fresh air is supplied to the tunnel from a large shaft coming down from the roof. Air is forced through the tunnels into classrooms over coils to heat the rooms. Asbestos Containing Material (ACM) is located in the air-cell insulation and pipe fittings located within the tunnels.

Recently, a section of the corroded galvanized piping for domestic water failed. A portion of the damaged pipe had to be replaced. Although there was no contamination from the leak, the potential problem readily exists.

Also, as you can see by the attached photographs, pipes with ACM are approximately 2 to 4½ feet off the ground and could be easily disturbed by bumping into them no matter how careful staff or contractors might be. Maintenance within these tunnels, whether it is to maintain the air handler, motors, electric panels/conduit, technology cables, or to address the piping issues is a common occurrence and the more times people enter these ACM areas, the higher the potential for a disturbance occurs.

If the insulation is damaged, friable airborne particles would be released into the supply air that would endanger students, staff and community. Per AHERA requirements, the District would need to complete a spill response action depending upon the amount, less than 3 SF requires a small spill response action, but more than 3 SF of friable material becomes a Major Spill and would require a project design, containment, final visual inspection, and final air clearances per section III T1 of CDPHE Regulation 8. A Major Spill response would be very costly and require a greater amount of time to complete with the building not being able to be used during the abatement period.

The 1962 building addition acts in a similar way whereby air is forced through the tunnels and up through baseboard heat coils in each classroom. The hydronic heat pipe has asbestos wrapped fittings.

The attic of the 1928 building contains Chrysotile with an 80% asbestos content per lab tests. Part of this area has a flat roof and a roof leak nearby has been discovered. Although the attic is secured and the insulation is contained, the potential for damage is significant. If a roof leak occurs (water stains are noticeable in the hallway), the non-asbestos plaster ceiling will dislodge with the friable asbestos containing insulation and contaminate classrooms and hallways.

**Proposed Solution to Address the Deficiencies Listed Above:**

The District will need to contract with a certified abatement contractor to remove the asbestos in the tunnels and attic. The abatement will be less costly to remove if the corroded piping for both steam and domestic systems is removed along with the insulation under component abatement.

The friable attic insulation will be removed by a certified abatement contractor in a full enclosure containment. Once that is successfully completed replacement of the attic insulation to an R-38 value will be installed. This project not only eliminates a potential hazard it also gives the district an opportunity to increase the energy efficiency in an 83 year old building.

**How Urgent is this Project:**

This project is extremely urgent because of the high risk that additional steel or galvanized piping will fail and along with the failure contaminate the tunnels which provide air for the majority of classrooms within the high school. Also, maintenance of items within these tunnels requires staff and contractors to enter areas where damage can easily occur and the potential for a disturbance increases. Friable airborne particles would be released in the supply air if there is damage to the insulation.

The District would like to remove the attic friable insulation in order to safely access the space and complete maintenance activities, and avoid any future concerns of a possible ceiling collapse which could cause a disruption to the student's learning environment.

As addressed in the deficiency section above, a major spill response would make the building unusable until a contamination is cleaned up.

**What is the Cost Associated with this Issue:** \$279,000

**How Does this Project Conform with the Construction Guidelines:**

Section 1 - Promote safe and healthy facilities that protect all building occupants against life safety and health threats:

3.6 The District maintains an AHERA asbestos management plan and is currently not in compliance with the 3 year re-inspection. The re-inspection requirement is a priority and the District is currently in the process of updating the 3 year re-inspection with an anticipated completion date of April 15, 2011.

3.12 The District would like to maintain healthy building indoor air quality and can accomplish this by eliminating the risk of friable asbestos in the air supply system.

Section 3 - Promote school design that implements energy efficiency and reduces operations and maintenance efforts:

5.1.23 The District will provide a roof thermal value of R-38 after new attic insulation is installed.

**How Does the Applicant Plan to Maintain this Project if it is Awarded:**

A good portion of this project cost is one-time abatement of asbestos containing materials. As such, a capital renewal budget will not be needed for that portion. The replacement piping and insulation will be maintained through normal district preventative maintenance programs that may occur on either a monthly or annual schedule. The district has an automated work order system that may be used at any time should repairs/maintenance be needed that does not correspond with the monthly or annual preventative maintenance schedule.

Based on a 30 year life expectancy per the CDE School Assessment Report, the piping and insulation would reflect a \$2900 per year budget plus inflation.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time, Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

Both the original building and addition were constructed by the District in 1928 and 1962, respectively.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

NA

**CDE Comments:**

APPLICATION INDICATED DISTRICT WAS OUT OF COMPLIANCE WITH AHERA 3-YEAR RE-INSPECTION. RE-INSPECTION HAS SINCE BEEN COMPLETED.

|  |                 |                                     |                 |
|--|-----------------|-------------------------------------|-----------------|
| <b>Funded FTE Count:</b>                                       | 1,644.00        | <b>Bonded Debt Approved:</b>        | \$10,000,000.00 |
| <b>Assessed Valuation:</b>                                     | 192200760       | <b>Year Bond Election Passed:</b>   | 01              |
| <b>PPAV:</b>   | \$116,946.00    | <b>Bonded Debt Failed:</b>          |                 |
| <b>Bonded Debt:</b>  | \$8,970,000.00  | <b>Year Bond Election Failed:</b>   |                 |
| <b>Total Bonding Capacity:</b>                                 | \$38,440,152.00 | <b>2010 Bond Election Results:</b>  | NA              |
| <b>% of Bonding Capacity Used:</b>                             | 23.00%          | <b>Median Household Income:</b>     | \$22,424.00     |
| <b>Bond Capacity Remaining:</b>                                | \$29,470,152.00 | <b>Free or Reduced Lunch %:</b>     | 30.97%          |
| <b>Existing Bond Mill Levy:</b>                                | 3.49            | <b>State Financial Watch:</b>       | No              |
| <b>Who Owns the Facility:</b>                                  | District        | <b>Charter School Fund Balance:</b> | NA              |
| <b>If it's a 3rd Party Explain:</b>                            |                 | <b>Charter Authorizer Letter:</b>   | No              |
|  |                 | <b>Charter 3 Month Notice:</b>      | No              |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | Yes             | <b>Charter Chartered for 5 Yrs:</b> | No              |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                 | <b>Year Built:</b>                  | 1928            |

NA

|                                    |              |                                    |                        |
|------------------------------------|--------------|------------------------------------|------------------------|
| <b>Current Grant Request:</b>      | \$149,688.00 | <b>Affected Sq Ft:</b>             | 36,112.00              |
| <b>Current Applicant Match:</b>    | \$266,112.00 | <b>Master Plan Completed:</b>      | Yes                    |
| <b>Current Total Project Cost:</b> | \$415,800.00 | <b>CDE Minimum Match %:</b>        | 64                     |
| <b>Previous Grant Awards:</b>      | 0            | <b>Actual Match % Provided:</b>    | 64                     |
| <b>Previous Matches:</b>           | 0            | <b>Was a Waiver Required:</b>      | N/A                    |
| <b>Future Grant Requests:</b>      | 0            | <b>Stautory Waiver:</b>            |                        |
| <b>Future Matches:</b>             | 0            | <b>FCI:</b>                        | 41.82%                 |
| <b>Total for all Phases:</b>       | \$378,000.00 | <b>CFI:</b>                        | 64.20%                 |
| <b>Cost Per Pupil:</b>             | \$845.00     | <b>Inflation:</b>                  | 5                      |
| <b>Cost Per Sq Ft:</b>             | \$11.00      | <b>Historical Significance:</b>    | Yes-Deemed Significant |
| <b>Red Flags for Discussion:</b>   | None         | <b>Does this Qualify For HPCP:</b> | Not Required           |
| <b>Red Flags Explain:</b>          |              |                                    |                        |

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

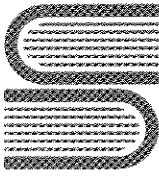
## STRASBURG 31J - Strasburg HS - HS ACM Abatement & Carpet Replacement

### School Name: Strasburg HS

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 67,500       |
| Replacement Value:           | \$18,163,453 |
| Condition Budget:            | \$7,097,310  |
| Total FCI:                   | 39.07%       |
| Energy Budget:               | \$23,625     |
| Suitability Budget:          | \$1,140,800  |
| Total RSLI:                  | 20%          |
| Total CFI:                   | 45.5%        |
| Condition Score: (60%)       | 2.93         |
| Energy Score: (0%)           | 2.12         |
| Suitability Score: (40%)     | 4.51         |
| School Score:                | 3.56         |



**Q#161** - The interior flooring is worn and has cosmetic deficiencies with visible damage in some areas. Score: 2



February 23, 2011

Members of the State Board of Education and BEST Board

Dear Members of the Boards:

Strasburg School District is requesting that our match in the BEST grant be lowered from 46% to 25%.

There are several reasons for this request. As with all districts across the state we are faced with cuts to our budget due to the economic situation that the state is facing and the looming reductions in the K-12 school finance act. Based upon the Governor's budget proposal, which will be taken up by the General Assembly, we are facing a \$455,000 reduction in our total program.

Also, like other school districts in the state, we are facing increases in our insurances and contributions to PERA. This will be the third year in a row that salaries have been frozen for all district employees.

Several years ago, a new middle school was opened in Strasburg. We are still having problems with water leaking into the building during rain storms through the bricks. We have decided to take care of this problem at the district level, and concentrate our efforts for BEST grants on our two highest health and safety issues.

Since our BEST project requests are not extremely large, we believe we can provide the 25% match even with the looming budget issues.

Your consideration is greatly appreciated and we hope you will grant this request.

Respectfully,

Ed VanderTook

Superintendent

Strasburg School District 31J

# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** STRASBURG 31J **Sort Order #:** 1.4  
**County:** ADAMS **Applicant Priority #:** 2  
**Project Title:** HS ACM Abatement & Carpet Replacement

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

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

This area was constructed in three phases 1948,1957,1972 and which consists of seven classrooms, one computer lab, three support offices, and hallways.This represents approximately one third of our instructional area of our high school.With art, health,civics,geography,US history,and psychology being taught,this wing is used by a majority of our student population.We do not have adequate funding in our maintenance budget to cover the cost of these projects.

### Issue: Energy Savings

#### Deficiencies Associated with this Issue:

Four classrooms in this wing have one wall consisting of approximately 60 percent window area, although the windows are of a dual glazed construction there is still a transfer of heat both for heating or cooling taking place in these rooms causing the HVAC systems to work overtime keeping the occupants comfortable. Several rooms do not have blinds therefore craft type paper has been applied to the glass to serve as temporary blinds.

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

We propose to install commercial grade venetian blinds that we will purchase and install with in house labor.We realize only the cost of the blinds will be considered when applying for the grant not the labor. Three other rooms in this wing have already had blinds installed with a noticeable improvement being observed.the blinds will also give the occupants opportunity to let outside light in when the sun is not so overbearing.

#### How Urgent is this Project:

As stated with the asbestos abatement we asked to have this funded this summer.With rooms being emptied of there contents installation would be that much easier.An energy savings associated with the HVAC not having to work as hard would be seen starting this fall semester giving us useful cut in our utility bill.

**What is the Cost Associated with this Issue:**\$4,200.00

### Issue: Other

#### Deficiencies Associated with this Issue:

Carpet in the classrooms is ripped, tattered, non-maintainable has become a tripping hazard and is exposing VAT. We have shampooed these rooms only to realize it makes the situation worse. The overall aesthetics in these rooms with the carpet and blinds are not conducive to a productive learning environment.

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

After abatement contractors have been cleared,Strasburg will have a installer lay a C&A commercial flooring product down.This along with a new coat of paint and blinds will give these rooms a remodeled look. A side benifit to this work is that with future projects in this wing there will be no cost of VAT abatement.

#### How Urgent is this Project:

As stated previously we ask that you consider immediate funding to this project. Strasburg would like to start the bidding process with work being completed by the fall semester.Not only is there a concern about the VAT but with the custodial staff not able to clean the carpet properly we see a potential problem with the overall health of these rooms.

**What is the Cost Associated with this Issue:**\$38,804.00

### Issue: Asbestos Abatement

#### Deficiencies Associated with this Issue:

This wing of our high school was originally floored with vinyl asbestos floor tile (VAT) over the years carpet has been glued down over the VAT with some areas having two layers of carpet. The carpet has now deteriorated to the point that VAT is exposed and

duct tape has been applied to several areas to cover tears and protect VAT.

**Proposed Solution to Address the Deficiencies Listed Above:**

We propose to moving all the contents of the rooms into rented con-ex boxes, then having an abatement contractor remove the carpet and VAT, disposing the waste properly, and supplying the District with a waste manifest. The abatement contractor's work will be over-seen by a state certified industrial hygienist insuring all OSHA and EPA guidelines are followed. The budget numbers do include environmental fees and moving expenses.

**How Urgent is this Project:**

The need is immediate do to the fact the carpet is deteriorating exponentially. Our concern is that as the areas of taped down carpet will become greater and the duct tape will start damaging the VAT releasing fibers. This has also become a tripping hazard when the tape starts to delaminate away do to normal class room activities.

**What is the Cost Associated with this Issue:** \$89,300.00

**How Does this Project Conform with the Construction Guidelines:**

When looking at the Public Schools Construction Guidelines they appear to be geared around new construction or a major renovation of an existing facility. It is our intention to follow all the guidelines concerning this project. On review of this document there are a few applicable sections such as 3.3 unobstructed path of egress, 3.12 healthy building indoor air quality, 4.1 High quality, durable, easily maintainable materials, 4.12 provide an learning environment, and 5.1.9.2 sun shading.

**How Does the Applicant Plan to Maintain this Project if it is Awarded:**

Normal and routine maintenance such as daily vacuuming, spot cleaning and yearly shampooing of the carpet should insure a full life expectancy of fifteen to twenty years. These costs are already built into our operating budget and will remain. It is also are intent to not reintroduce asbestos into our school by means of MSDS submittals and lab analysis of building material.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time, Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

Facility is in fair condition and has been part of the School District since originally constructed

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

na

**CDE Comments:**

|  |                 |                                     |                |
|--|-----------------|-------------------------------------|----------------|
| <b>Funded FTE Count:</b>                                       | 981.00          | <b>Bonded Debt Approved:</b>        | \$6,700,000.00 |
| <b>Assessed Valuation:</b>                                     | 74559270        | <b>Year Bond Election Passed:</b>   | 05             |
| <b>PPAV:</b>   | \$75,972.00     | <b>Bonded Debt Failed:</b>          |                |
| <b>Bonded Debt:</b>  | \$10,797,603.00 | <b>Year Bond Election Failed:</b>   |                |
| <b>Total Bonding Capacity:</b>                                 | \$14,911,854.00 | <b>2010 Bond Election Results:</b>  | NA             |
| <b>% of Bonding Capacity Used:</b>                             | 72.00%          | <b>Median Household Income:</b>     | \$20,066.00    |
| <b>Bond Capacity Remaining:</b>                                | \$4,114,251.00  | <b>Free or Reduced Lunch %:</b>     | 21.53%         |
| <b>Existing Bond Mill Levy:</b>                                | 16.377          | <b>State Financial Watch:</b>       | No             |
| <b>Who Owns the Facility:</b>                                  | District        | <b>Charter School Fund Balance:</b> | NA             |
| <b>If it's a 3rd Party Explain:</b>                            |                 | <b>Charter Authorizer Letter:</b>   | No             |
|  |                 | <b>Charter 3 Month Notice:</b>      | No             |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No              | <b>Charter Chartered for 5 Yrs:</b> | No             |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                 | <b>Year Built:</b>                  | 1976           |

NA

**Current Grant Request:** \$113,922.00  
**Current Applicant Match:** \$37,974.00  
**Current Total Project Cost:** \$151,896.00  
**Previous Grant Awards:** 0  
**Previous Matches:** 0  
**Future Grant Requests:** 0  
**Future Matches:** 0  
**Total for all Phases:** \$138,087.00  
**Cost Per Pupil:** \$413.00  
**Cost Per Sq Ft:** \$10.00  
**Red Flags for Discussion:** Multiple  
**Red Flags Explain:** Waiver Request and scope

**Affected Sq Ft:** 12,800.00  
**Master Plan Completed:** Yes  
**CDE Minimum Match %:** 46  
**Actual Match % Provided:** 25  
**Was a Waiver Required:** Yes  
**Stautory Waiver:**  
**FCI:** 39.07%  
**CFI:** 45.50%  
**Inflation:** 0  
**Historical Significance:** NA  
**Does this Qualify For HPCP:** Not Required



# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## ST VRAIN RE 1J - Frederick HS - HS ACM Abatement and Partial Roof Replacement

### School Name: Frederick HS

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 2            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 127,487      |
| Replacement Value:           | \$34,937,764 |
| Condition Budget:            | \$15,784,572 |
| Total FCI:                   | 45.18%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$6,854,200  |
| Total RSLI:                  | 18%          |
| Total CFI:                   | 64.8%        |
| Condition Score: (60%)       | 3.04         |
| Energy Score: (0%)           | 2.12         |
| Suitability Score: (40%)     | 4.43         |
| School Score:                | 3.60         |



**Q#110.4** - The roof covering is in poor condition with reported leaks. Score: 2

# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** ST VRAIN RE 1J

**Sort Order #:** 1.4

**County:** BOULDER

**Applicant Priority #** 1

**Project Title:** HS ACM Abatement and Partial Roof Replacement

- |  |                                     |  |   |
|--|-------------------------------------|--|---|
| <input type="checkbox"/> Addition                      | <input type="checkbox"/> Fire Alarm | <input checked="" type="checkbox"/> Roof                   | <input type="checkbox"/> Water Systems      |
| <input checked="" type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting   | <input type="checkbox"/> School Replacement                | <input type="checkbox"/> Window Replacement |
| <input type="checkbox"/> Boiler Replacement            | <input type="checkbox"/> ADA        | <input type="checkbox"/> Security                          | <input type="checkbox"/> New School         |
| <input type="checkbox"/> Electrical Upgrade            | <input type="checkbox"/> HVAC       | <input type="checkbox"/> Facility Sitework                 | <input type="checkbox"/> LandPurchase       |
| <input type="checkbox"/> Energy Savings                | <input type="checkbox"/> Renovation | <input checked="" type="checkbox"/> Project Other Explain: | New Tennant Finishes due to ACM removal.    |

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

The statewide BEST Audit of 2009 identified Frederick HS as needing a roof replacement in 2009. The District was able to afford about half of the replacement costs at that time. Other school facilities needed roof replacements as well and half of Frederick was deferred until 2012. The roof is leaking water into the school. The ceiling tiles in that area contain Asbestos. If one tile falls down the district will be forced to close the school for a day and report to AHERA that a major fiber release occurred. The clean up cost will be between 5k-10K per incident. The roofs' condition seriously impacts life safety concerns for the schools students and staff with the possibility of an ACM release looming.

Saint Vrain Valley School District has never had the ability to fund roof replacements out of Capital monies. The district has had to rely on Bond Dollars to accomplish this important maintenance need. The borrowed money takes 30 years to repay and triples the final project cost. The worst outcome from this funding method is that the roof's expected life is 20 years. The district will pay 10 years beyond that to pay off the original debt.

The BEST Program's Cash Grant offers the District the opportunity to pay the debt off in approximately 15 years instead of 30 years. This will save the district approximately 50% in interest savings.

### Issue: Asbestos Abatement

#### Deficiencies Associated with this Issue:

The major area of concern is the ACM ceiling tiles. If a tile falls or is accidentally moved by staff the district may face an AHERA major asbestos release. There are other materials that would be removed at the same time due to the economy already in place once the containment is constructed. Vinyl Asbestos floor tiles, fire doors, transite panels, sinks and fume hoods.

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

There are large and diverse quantities of asbestos containing materials inside Frederick High School. An up to date and through AHERA management plan is in place for Frederick High School. That plan allows the district to identify scope, quantities and cost. The solution is to remove 85-90 percent of the materials identified in our Management Plan. (Attached)

#### How Urgent is this Project:

The inability of District maintenance staff to access the infrastructure located above the ACM ceiling tiles is a major concern. Simple tasks off of a preventative maintenance schedule cannot be accomplished until the asbestos is removed. The ACM needs to be removed on an urgent basis before the district can properly maintain a portion of this facility.

**What is the Cost Associated with this Issue:** \$297,563.00

### Issue: Roof

#### Deficiencies Associated with this Issue:

The facility has forty one thousand square feet of roofing that is beyond its manufacturer's suggested useful life of twenty years that needs to be replaced. Water leaks are an ongoing maintenance problem. The potential to close school is a real concern due to the water leaking on to the ACM ceiling tiles.

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

The first step is to design the bid documents and work scope. The project will then be hard bid. The work will be awarded to the lowest qualified bidder. The failed roof areas will need to be torn off and replaced with new materials and metal flashings.

#### How Urgent is this Project:

Leaking roofs cause many health issues. One example would be the growth of mold. In this facility the roof leaks have the potential to cause a major asbestos fiber release as the acoustic grid ceiling tiles contain asbestos materials. Our maintenance staff cannot conduct any repairs above that ACM drop ceiling.

**What is the Cost Associated with this Issue:** \$504,500.00

**Issue:** Other

**Deficiencies Associated with this Issue:**

When removing asbestos containing materials from a school facility the removal often contaminates contiguous materials during the abatement process. The Frederick High School abatement will impact ceiling grid, ceiling lights, ceiling tiles, painted drywall surfaces and floor coverings. All of those finishes will need to be replaced do to there being contaminated during abatement.

**Proposed Solution to Address the Deficiencies Listed Above:**

After the asbestos containing materials have been removed the contractor will start the "put back" stage of this abatement project. The contractor will restore the facility to its existing condition or better. An example would be installing a new suspended ceiling system with the appropriate number of light fixtures.

**How Urgent is this Project:**

This Grant application can be divided into 3 phases within a total project. The urgency is that they are all co-dependent on one another. The put back after abatement is required by both the division of Fire Safety and the Local Fire Marshall. The finishes need to be in place before a Certificate of Occupancy will be issued. Without a CO in hand the district cannot occupy the facility for the start of fall classes.

**What is the Cost Associated with this Issue:** \$501,865.77

**How Does this Project Conform with the Construction Guidelines:**

3.2. A weather-tight roof that drains water positively off the roof and discharges the water off and away from the building. All roofs shall be installed by a qualified contractor approved by the roofing manufacturer to install the specified roof system and shall receive the specified warranty upon completion of the roof. The National Roofing Contractors Association (NRCA) divides roofing into two generic classifications: low-slope roofing and steep-slope roofing. Low-slope roofing includes water impermeable, or weatherproof types of roof membranes installed on slopes of less than or equal to 3:12 (fourteen degrees). Steep slope roofing includes watershedding types of roof coverings installed on slopes exceeding 3:12 (fourteen degrees);

**How Does the Applicant Plan to Maintain this Project if it is Awarded:**

The district has a preventative maintenance plan in place funded through the General Fund. The materials used in this grant will be inspected on a biannual basis. Minor repairs will be done at the time the PM inspection takes place. SVVSD's maintenance department is funded at approximately \$0.32 cents per square foot. That amount will generate approximately \$32,275.00 dollars for needed labor and materials at Frederick HS.

The roof will carry a 10 year warranty. The architectural "put back" materials have a manufacturers life span ranging from 20-30 years.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time, Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

A new school was constructed in 1970. The original facility was 45,860 square feet. In 1979 another addition was built. Its size was 41,544 square feet. The funding source was the 1974 Bond. In 1982 a third addition was added bringing a gym and more classrooms. Last an auditorium and new administration addition was built in 1999. The funding source was the 1997 Bond.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

NA

**CDE Comments:**

THE DISTRICT HAS INCLUDED VAT REMOVAL NOT IMPACTED BY THE LEAKING ROOF. THE COSTS ASSOCIATED WITH THIS WORK HAVE BEEN IDENTIFIED AND ARE \$47,369.

|  |                  |                                     |                  |
|--|------------------|-------------------------------------|------------------|
| <b>Funded FTE Count:</b>                                       | 25,557.00        | <b>Bonded Debt Approved:</b>        | \$401,900,000.00 |
| <b>Assessed Valuation:</b>                                     | 2338789583       | <b>Year Bond Election Passed:</b>   | 02,08            |
| <b>PPAV:</b>   | \$91,513.00      | <b>Bonded Debt Failed:</b>          | \$353,075,000.00 |
| <b>Bonded Debt:</b>  | \$391,990,000.00 | <b>Year Bond Election Failed:</b>   | 01               |
| <b>Total Bonding Capacity:</b>                                 | \$467,757,917.00 | <b>2010 Bond Election Results:</b>  | NA               |
| <b>% of Bonding Capacity Used:</b>                             | 84.00%           | <b>Median Household Income:</b>     | \$26,128.00      |
| <b>Bond Capacity Remaining:</b>                                | \$75,767,917.00  | <b>Free or Reduced Lunch %:</b>     | 33.44%           |
| <b>Existing Bond Mill Levy:</b>                                | 13.87            | <b>State Financial Watch:</b>       | No               |
| <b>Who Owns the Facility:</b>                                  | District         | <b>Charter School Fund Balance:</b> | NA               |
| <b>If it's a 3rd Party Explain:</b>                            |                  | <b>Charter Authorizer Letter:</b>   | No               |
|  |                  | <b>Charter 3 Month Notice:</b>      | No               |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No               | <b>Charter Chartered for 5 Yrs:</b> | No               |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                  | <b>Year Built:</b>                  | 1970             |

NA

|                                    |                |                                    |              |
|------------------------------------|----------------|------------------------------------|--------------|
| <b>Current Grant Request:</b>      | \$731,505.00   | <b>Affected Sq Ft:</b>             | 70,043.00    |
| <b>Current Applicant Match:</b>    | \$702,817.00   | <b>Master Plan Completed:</b>      | No           |
| <b>Current Total Project Cost:</b> | \$1,434,322.00 | <b>CDE Minimum Match %:</b>        | 49           |
| <b>Previous Grant Awards:</b>      | 0              | <b>Actual Match % Provided:</b>    | 49           |
| <b>Previous Matches:</b>           | 0              | <b>Was a Waiver Required:</b>      | N/A          |
| <b>Future Grant Requests:</b>      | 0              | <b>Stautory Waiver:</b>            |              |
| <b>Future Matches:</b>             | 0              | <b>FCI:</b>                        | 45.18%       |
| <b>Total for all Phases:</b>       | \$1,303,929.00 | <b>CFI:</b>                        | 64.80%       |
| <b>Cost Per Pupil:</b>             | \$1,507.00     | <b>Inflation:</b>                  | 0            |
| <b>Cost Per Sq Ft:</b>             | \$18.00        | <b>Historical Significance:</b>    | NA           |
| <b>Red Flags for Discussion:</b>   | None           | <b>Does this Qualify For HPCP:</b> | Not Required |
| <b>Red Flags Explain:</b>          |                |                                    |              |

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## ADAMS 14 - Adams City MS - JrHS Roof Replacement

**School Name: Adams City MS**

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 2            |
| All or Portion built by WPA: |              |
| Gross Area (SF):             | 98,900       |
| Replacement Value:           | \$26,076,860 |
| Condition Budget:            | \$10,187,993 |
| Total FCI:                   | 39.07%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$6,021,400  |
| Total RSLI:                  | 48%          |
| Total CFI:                   | 62.2%        |
| Condition Score: (60%)       | 3.19         |
| Energy Score: (0%)           | 2.98         |
| Suitability Score: (40%)     | 4.06         |
| School Score:                | 3.54         |



**Q#110.4 - The roof covering is in poor condition with reported leaks. Score: 2**

# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** ADAMS 14

**Sort Order #:** 1.5

**County:** ADAMS

**Applicant Priority #** 1

**Project Title:** JrHS Roof Replacement

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

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

Bisected by industry and busy roadways, Commerce City is an industrialized, working-class community that often struggles to obtain basic necessities. Nestled within Commerce City, Adams County School District 14 (Adams 14) is a high-poverty school district that serves more than 7,500 students annually, from families with incomes 25 percent below the poverty line. Eligibility for free and reduced lunches includes 83.6 percent of students, and 81.73 percent of students are Hispanic, with 55.09 percent identifying Spanish or another language as their primary language. There is also a 32.6 percent mobility rate amongst students, and nearly 10 percent of the students in the District are classified as homeless.

The students in Adams 14 have incredible obstacles in place that serve as barriers to their success. Home/life situations are not typically ideal in Adams 14 – thus resulting in school being students' consistent home away from home. The schools in the District provide many consistencies that are often absent at home – including free breakfast in the classroom each day for all students, before and after school tutoring and enrichment opportunities, caring teachers and safe buildings in which to learn and thrive.

However, the majority of school buildings in Adams 14 were built more than 50 years ago – and because of lean budgets and ongoing cuts, the District has had to resort to structural “quick fixes” that clearly won't stand the test of time.

Student safety is the first and foremost goal of the District – yet budget restraints won't accommodate the execution of considerable projects like roof replacements.

Adams City Middle School (ACMS) was built in 1956 and nearly 700 students access it each day to learn and grow. The assessment report by the Colorado Department of Education (CDE) reveals that the ACMS roofing system has aged beyond expected life, and is not meeting its intended performance under the guidelines. While the system is in place, it is recommended to be replaced due to probable increased conditions, high costs associated with repairs and the potential for failure of its components. What this means to the children at ACMS is that there are undeniable, potential dangers associated with the current roof.

Due to budgetary reasons, the roofing systems at ACMS (wings) were all installed at different times – one wing in 1977, two in 1979, one in 1982, two in 1983, one in 1986, one in 1991 and one in 1995. Each of the roof installations at ACMS has a 20-year life expectancy, with the most recent installation expiring this year. Adams 14 has been forced to stretch the life of every dollar and resource, but doesn't want to take a chance with the health and well-being of its students. The District fully concurs with CDE's recommendation to replace the roofing system.

Per the CDE's assessment report, there are several additional deficiency repairs that need to be addressed in addition to the roof. However, the roofing takes up the largest percentage of need, and any additional deficiency repairs would be damaged in the event of a roof failure. The ACMS building envelope – exterior walls, doors, windows and roofing – must be repaired first, or all cosmetic and interior repairs would be a waste of BEST funds and community tax dollars.

### Issue: Roof

#### Deficiencies Associated with this Issue:

ACMS is 96,900 square feet, and the roofing system is constantly in need of repair. The District is stuck in a very ineffective cycle in terms of roofing repairs – as soon as a repair is made to a specific part of the ACMS roof, the water moves to another area where the system is compromised. The walls and ceiling tiles suffer from continued water damage, and are replaced as roof leaks are repaired. There is constant, Districtwide anxiety around wet ceiling tiles falling and causing serious injury to a student.

Additionally, there has been damage to vital equipment when new leaks appear and staff is not present to report the damage. Once the damage is identified, ACMS staff will remove the equipment and replace it with a bucket or trash can to collect water from the leak. This is an obtrusive and disruptive option for teachers at ACMS, one which creates distractions from classroom instruction.



With each day, the roof at ACMS assumes increased moisture damage, which infiltrates the school structure – thus creating unavoidable, future mold and air quality issues.

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

The solution to the problem described above is clear – but certainly out of the District’s reach without financial support. ACMS needs a replaced roofing system with a new white, fully adhered TPO and /or PVC R30 system, including:

- Mobilization
- Demolition
- 2" ISO. Foam Installation. BD.
- 2.5" ISO. Foam Installation BD.
- Tapered Insulation (15%)
- 1/2" Wood Fiber Insulation
- 60 MIL TPO Membrane
- Adhesives
- Wall Base Flashing
- Coping Cap/Counterflash
- Expansion Joints
- Mechanical Curbs
- AC Flashings
- Scupper Flashings
- Drain Flashing
- Small Flashing
- Underlayment Felt
- Sheet Metal Roofing
- Roof Flashing
- 20+ year warranty

The project will be overseen by Roofing Constants/Owner representative.

- Project design and scope
- Oil and Public safety permitting
- Construction documents
- Construction administration
- Assist with competitive bidding process
- Assist with bid evaluation
- Assist with punch list and warranty issues

#### **How Urgent is this Project:**

There is clearly tangible evidence that speaks to the urgency of the replacement of the ACMS roofing system. As noted above, the roof has already served far beyond its service life – and the ongoing “quick fixes” are not sustainable strategies to protect the District’s most valued resource – its students. With funding through BEST, the District could replace the roof system at ACMS, which would free up current funds (used to complete quick fix repairs) that could be used to increase the annual Districtwide roof replacement budget. BEST funding would enhance the District’s roofing replacement program cycle, and allow for accelerated replacement programs.

**What is the Cost Associated with this Issue:** \$1,296,000

#### **How Does this Project Conform with the Construction Guidelines:**

The Colorado Public School Facility Construction Guidelines clearly identify ACMS as a top selection for capital construction needs and financial assistance. ACMS does not meet the guidelines outlined under the assessment. There are several guidelines not currently being met in Adams 14 – including the promotion of safe and healthy facilities, which includes protecting students from life, safety and health threats. The roofing system is antiquated, leaking and has serviced Adams 14 far past its life expectancy.

ACMS does not meet guideline 3.1 – Sound Building structure system. Each building should be constructed and maintained with a sound structure foundation, floor, wall and roof system. Local snow, wind, exposure, seismic, along with pertaining importance factors shall be considered. ACMS also does not meet guideline 3.2 – A weather tight roof that drains water positively off the roof, and discharges the water off and away from the building.

The asphalt BUR systems are old and oxidation deterioration is evident across all of the deck areas. This has led to some flashing splitting at the perimeter and general deterioration of the base flashing systems. The modified bitumen and EPDM roofs are also

showing signs of nearing the ends of their service lives.

**How Does the Applicant Plan to Maintain this Project if it is Awarded:**

Adams 14 is committed to the allocation of funds for support of the District’s roofing replacement cycle. The Board of Education and District administration recognize that keeping school roofs safe and free from water damage is mandatory. They understand that a leaky roof is not just a structural issue, it’s an issue that affects classrooms as well as students’ ability to learn uninterrupted. This is why Adams 14 budgets \$270,000 annually for the District’s roofing replacement program. Another \$35,000 is allocated annually for emergency roof repair, and for the District’s preventative roofing maintenance program that consists of weekly roof inspections by custodial staff, and monthly inspections by maintenance technicians.

BEST funding would support the enhancement of Adams 14’s current programs, and serve as the catalyst to accelerate its replacement cycle. Most District roofs were replaced around the same time, and have life cycles of around 20 to 30 years. By replacing roofs more strategically through BEST funding, the District will reduce its chances of having to replace every single roof in Adams 14 at once. Adams 14 has also analyzed its Districtwide roof plan, and cross-referenced roof conditions and ages against the facility master plan. Adams 14 has diligently prepared to ensure that not a single dime of BEST funds and tax dollars would be wasted – as the District has not requested funding for roofing at the school slated for future replacement. Adams 14 is committed to funding the District’s 11 percent match, and will not ask the taxpayers for additional funding.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time, Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

Adams City Middle School was constructed new at the time of purchase in 1956.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

\$270,000 annual capital reserve allocations and \$35,00

**CDE Comments:**

|  |                  |                                     |                 |
|--|------------------|-------------------------------------|-----------------|
| <b>Funded FTE Count:</b>                                       | 6,744.00         | <b>Bonded Debt Approved:</b>        | \$78,000,000.00 |
| <b>Assessed Valuation:</b>                                     | 562682490        | <b>Year Bond Election Passed:</b>   | 06              |
| <b>PPAV:</b>   | \$83,432.00      | <b>Bonded Debt Failed:</b>          | \$98,610,000.00 |
| <b>Bonded Debt:</b>  | \$91,130,000.00  | <b>Year Bond Election Failed:</b>   | 02, 03          |
| <b>Total Bonding Capacity:</b>                                 | \$112,536,498.00 | <b>2010 Bond Election Results:</b>  | NA              |
| <b>% of Bonding Capacity Used:</b>                             | 81.00%           | <b>Median Household Income:</b>     | \$14,008.00     |
| <b>Bond Capacity Remaining:</b>                                | \$21,406,498.00  | <b>Free or Reduced Lunch %:</b>     | 83.25%          |
| <b>Existing Bond Mill Levy:</b>                                | 11.475           | <b>State Financial Watch:</b>       | No              |
| <b>Who Owns the Facility:</b>                                  | District         | <b>Charter School Fund Balance:</b> | NA              |
| <b>If it's a 3rd Party Explain:</b>                            |                  | <b>Charter Authorizer Letter:</b>   | No              |
|  |                  | <b>Charter 3 Month Notice:</b>      | No              |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No               | <b>Charter Chartered for 5 Yrs:</b> | No              |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                  | <b>Year Built:</b>                  | 1959            |

N/A

|                                    |                |                                    |                       |
|------------------------------------|----------------|------------------------------------|-----------------------|
| <b>Current Grant Request:</b>      | \$1,420,677.00 | <b>Affected Sq Ft:</b>             | 96,900.00             |
| <b>Current Applicant Match:</b>    | \$175,589.00   | <b>Master Plan Completed:</b>      | Yes                   |
| <b>Current Total Project Cost:</b> | \$1,596,266.00 | <b>CDE Minimum Match %:</b>        | 11                    |
| <b>Previous Grant Awards:</b>      | 0              | <b>Actual Match % Provided:</b>    | 11                    |
| <b>Previous Matches:</b>           | 0              | <b>Was a Waiver Required:</b>      | N/A                   |
| <b>Future Grant Requests:</b>      | 0              | <b>Stautory Waiver:</b>            |                       |
| <b>Future Matches:</b>             | 0              | <b>FCI:</b>                        | 39.07%                |
| <b>Total for all Phases:</b>       | \$1,451,151.00 | <b>CFI:</b>                        | 62.20%                |
| <b>Cost Per Pupil:</b>             | \$2,037.00     | <b>Inflation:</b>                  | 5                     |
| <b>Cost Per Sq Ft:</b>             | \$14.00        | <b>Historical Significance:</b>    | Yes-Granted Exemption |
| <b>Red Flags for Discussion:</b>   | None           | <b>Does this Qualify For HPCP:</b> | Not Required          |
| <b>Red Flags Explain:</b>          |                |                                    |                       |



# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## ADAMS 14 - Rose Hill ES - ES Roof Replacement

### School Name: Rose Hill ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 2            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 53,452       |
| Replacement Value:           | \$12,002,390 |
| Condition Budget:            | \$3,880,790  |
| Total FCI:                   | 32.33%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$2,719,900  |
| Total RSLI:                  | 45%          |
| Total CFI:                   | 55.0%        |
| Condition Score: (60%)       | 3.34         |
| Energy Score: (0%)           | 1.83         |
| Suitability Score: (40%)     | 4.19         |
| School Score:                | 3.68         |



**Q#110.4** - The roof covering has no reported leaks but is showing signs of age. Score: 3

# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** ADAMS 14 **Sort Order #:** 1.5  
**County:** ADAMS **Applicant Priority #** 2  
**Project Title:** ES Roof Replacement

Addition                       Fire Alarm                       Roof                       Water Systems  
 Asbestos Abatement                       Lighting                       School Replacement                       Window Replacement  
 Boiler Replacement                       ADA                       Security                       New School  
 Electrical Upgrade                       HVAC                       Facility Sitework                       LandPurchase  
 Energy Savings                       Renovation                       Project Other Explain:

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

Bisected by industry and busy roadways, Commerce City is an industrialized, working-class community that often struggles to obtain basic necessities. Nestled within Commerce City, Adams County School District 14 (Adams 14) is a high-poverty school district that serves more than 7,500 students annually, from families with incomes 25 percent below the poverty line. Eligibility for free and reduced lunches includes 83.6 percent of students, and 81.73 percent of students are Hispanic, with 55.09 percent identifying Spanish or another language as their primary language. There is also a 32.6 percent mobility rate amongst students, and nearly 10 percent of the students in the District are classified as homeless.

The students in Adams 14 have incredible obstacles in place that serve as barriers to their success. Home/life situations are not typically ideal in Adams 14 – thus resulting in school being students’ consistent home away from home. The schools in the District provide many consistencies that are often absent at home – including free breakfast in the classroom each day for all students, before and after school tutoring and enrichment opportunities, caring teachers and safe buildings in which to learn and thrive. However, the majority of school buildings in Adams 14 were built more than 50 years ago – and because of lean budgets and ongoing cuts, the District has had to resort to structural “quick fixes” that clearly won’t stand the test of time.

Student safety is the first and foremost goal of the District – yet budget restraints won’t accommodate the execution of considerable projects like roof replacements.

Rose Hill Elementary was built in 1952 and nearly 600 students access it each day to learn and grow. The assessment report by the Colorado Department of Education (CDE) originally reported that the roof at Rose Hill was nearly 100 years old, and did not need to be replaced until 2052. However, after further inspection, it was revealed that this information was incorrect and was looked over during the program review.

The Rose Hill roofing system has in fact aged beyond expected life, and is not meeting its intended performance under the guidelines. While the system is in place, it is recommended to be replaced due to probable increased conditions, high costs associated with repairs and the potential for failure of its components.

Due to budgetary reasons, the six roofing systems at Rose Hill (wings) were all installed at different times – one in 1977, three in 1982, one in 1985 and one in 1991. Each of the roof installations at Rose Hill have a 20-year service life expectancy, which has expired. Adams 14 has been forced to stretch the life of every dollar and resource, but doesn’t want to take a chance with the health and well-being of its students. The District fully concurs with CDE’s recommendation to replace the roofing system.

Per the CDE’s assessment report, there are several additional deficiency repairs that need to be addressed in addition to the roof. However, the roofing takes up the largest percentage of need, and any additional deficiency repairs would be damaged in the event of a roof failure. The Rose Hill building envelope – exterior walls, doors, windows and roofing – must be repaired first, or all cosmetic and interior repairs would be a waste of BEST funds and community tax dollars.

### Issue: Roof

#### Deficiencies Associated with this Issue:

Rose Hill is 56,542 square feet, and the roofing system is constantly in need of repair. The Rose Hill roofing system has now exceeded its life expectancy, and is starting to take a toll on the District’s emergency roofing repair budget.

The District is stuck in a very ineffective cycle in terms of roofing repairs – as soon as a repair is made to a specific part of the Rose Hill roof, the water moves to another area where the system is compromised. The walls and ceiling tiles suffer from continued water damage, and are replaced as roof leaks are repaired. There is constant, Districtwide anxiety around wet ceiling tiles falling and causing serious injury to a student.

Additionally, there has been damage to vital equipment when new leaks appear and staff is not present to report the damage.

Once the damage is identified, Rose Hill staff will remove the equipment and replace it with a bucket or trash can to collect water from the leak. This is an obtrusive and disruptive option for teachers at Rose Hill, one which creates distractions from classroom instruction.

With each day, the roof at Rose Hill assumes increased moisture damage, which infiltrates the school structure – thus creating unavoidable, future mold and air quality issues.

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

The solution to the problem described above is clear – but certainly out of the District’s reach without financial support. Rose Hill needs a replaced roofing system with a new white, fully adhered TPO and /or PVC R30 system, including:

- Mobilization
- Demolition
- 2" ISO. Foam Insulation BD.
- 2.5" ISO. Foam Insulation. BD.
- Tapered Insulation (15%)
- 1/2" Wood Fiber Insulation
- 60 MIL TPO Membrane
- Adhesives
- Wall Base Flashing
- Coping Cap/Counterflash
- Mechanical Curbing
- AC Flashings
- Scupper Flashings
- Drain Flashing
- Small Flashing
- Underlayment Felt
- Sheet Metal Roofing
- Roof Flashing
- 20+ year warranty

Project will be overseen by Roofing Constants/Owner representative.

- Project design and scope
- Oil and Public safety permitting
- Construction documents
- Construction administration
- Assist with competitive bidding process
- Assist with bid evaluation
- Assist with punch list and warranty issues

#### **How Urgent is this Project:**

There is clearly tangible evidence that speaks to the urgency of the replacement of the Rose Hill roofing system. As noted above, the roof has already served between five and nine years beyond its service life – and the ongoing “quick fixes” are not sustainable strategies to protect the District’s most valued resource – its students. With funding through BEST, the District could replace the roof system at Rose Hill, which would free up current funds (used to complete quick fix repairs) that could be used to increase the annual Districtwide roof replacement budget. BEST funding would enhance the District’s roofing replacement program cycle, and allow for accelerated replacement

**What is the Cost Associated with this Issue:** \$667,000

#### **How Does this Project Conform with the Construction Guidelines:**

The Colorado Public School Facility Construction Guidelines clearly identify Rose Hill as a top selection for capital construction needs and financial assistance. Rose Hill does not meet the guidelines outlined under the assessment. There are several guidelines not currently being met in Adams 14 – including the promotion of safe and healthy facilities, which includes protecting students from life, safety and health threats. The roofing system is antiquated, leaking and has serviced Adams 14 far past its life expectancy.

Rose Hill does not meet guideline 3.1 – Sound Building structure system. Each building should be constructed and maintained with a sound structure foundation, floor, wall and roof system. Local snow, wind, exposure, seismic, along with pertaining importance factors shall be considered. Rose Hill also does not meet guideline 3.2 – A weather tight roof that drains water positively off the roof, and discharges the water off and away from the building.

The asphalt BUR systems are old and oxidation deterioration is evident across all of the deck areas. This has led to some flashing splitting at the perimeter and general deterioration of the base flashing systems. The modified bitumen and EPDM roofs are also showing signs of nearing the ends of their service lives.

**How Does the Applicant Plan to Maintain this Project if it is Awarded:**

Adams 14 is committed to the allocation of funds for support of the District’s roofing replacement cycle. The Board of Education and District administration recognize that keeping school roofs safe and free from water damage is mandatory. They understand that a leaky roof is not just a structural issue, it’s an issue that affects classrooms as well as students’ ability to learn uninterrupted. This is why Adams 14 budgets \$270,000 annually for the District’s roofing replacement program. Another \$35,000 is allocated annually for emergency roof repair, and for the District’s preventative roofing maintenance program that consists of weekly roof inspections by custodial staff, and monthly inspections by maintenance technicians.

BEST funding would support the enhancement of Adams 14’s current programs, and serve as the catalyst to accelerate its replacement cycle. Most District roofs were replaced around the same time, and have life cycles of around 20 to 30 years. By replacing roofs more strategically through BEST funding, the District will reduce its chances of having to replace every single roof in Adams 14 at once. Adams 14 has also analyzed its Districtwide roof plan, and cross-referenced roof conditions and ages against the facility master plan. Adams 14 has diligently prepared to ensure that not a single dime of BEST funds and tax dollars would be wasted – as the District has not requested funding for roofing at the school slated for future replacement. Adams 14 is committed to funding the District’s 11 percent match, and will not ask the taxpayers for additional funding.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time, Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

Rose Hill was constructed new at the time of purchase in 1952.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

\$270,000 annual capital reserve allocations and \$35,00

**CDE Comments:**

|  |                  |                                     |                 |
|--|------------------|-------------------------------------|-----------------|
| <b>Funded FTE Count:</b>                                       | 6,744.00         | <b>Bonded Debt Approved:</b>        | \$78,000,000.00 |
| <b>Assessed Valuation:</b>                                     | 562682490        | <b>Year Bond Election Passed:</b>   | 06              |
| <b>PPAV:</b>   | \$83,432.00      | <b>Bonded Debt Failed:</b>          | \$98,610,000.00 |
| <b>Bonded Debt:</b>  | \$91,130,000.00  | <b>Year Bond Election Failed:</b>   | 02, 03          |
| <b>Total Bonding Capacity:</b>                                 | \$112,536,498.00 | <b>2010 Bond Election Results:</b>  | NA              |
| <b>% of Bonding Capacity Used:</b>                             | 81.00%           | <b>Median Household Income:</b>     | \$14,008.00     |
| <b>Bond Capacity Remaining:</b>                                | \$21,406,498.00  | <b>Free or Reduced Lunch %:</b>     | 83.25%          |
| <b>Existing Bond Mill Levy:</b>                                | 11.475           | <b>State Financial Watch:</b>       | No              |
| <b>Who Owns the Facility:</b>                                  | District         | <b>Charter School Fund Balance:</b> | NA              |
| <b>If it's a 3rd Party Explain:</b>                            |                  | <b>Charter Authorizer Letter:</b>   | No              |
|  |                  | <b>Charter 3 Month Notice:</b>      | No              |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No               | <b>Charter Chartered for 5 Yrs:</b> | No              |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                  | <b>Year Built:</b>                  | 1952            |

N/A

|                                    |              |                                    |                       |
|------------------------------------|--------------|------------------------------------|-----------------------|
| <b>Current Grant Request:</b>      | \$767,026.92 | <b>Affected Sq Ft:</b>             | 56,542.00             |
| <b>Current Applicant Match:</b>    | \$94,801.08  | <b>Master Plan Completed:</b>      | Yes                   |
| <b>Current Total Project Cost:</b> | \$861,828.00 | <b>CDE Minimum Match %:</b>        | 11                    |
| <b>Previous Grant Awards:</b>      | 0            | <b>Actual Match % Provided:</b>    | 11                    |
| <b>Previous Matches:</b>           | 0            | <b>Was a Waiver Required:</b>      | N/A                   |
| <b>Future Grant Requests:</b>      | 0            | <b>Stautory Waiver:</b>            |                       |
| <b>Future Matches:</b>             | 0            | <b>FCI:</b>                        | 32.33%                |
| <b>Total for all Phases:</b>       | \$783,480.00 | <b>CFI:</b>                        | 55.00%                |
| <b>Cost Per Pupil:</b>             | \$1,223.00   | <b>Inflation:</b>                  | 5                     |
| <b>Cost Per Sq Ft:</b>             | \$14.00      | <b>Historical Significance:</b>    | Yes-Granted Exemption |
| <b>Red Flags for Discussion:</b>   | None         | <b>Does this Qualify For HPCP:</b> | Not Required          |
| <b>Red Flags Explain:</b>          |              |                                    |                       |

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## ADAMS 14 - Central ES - ES Roof Replacement

### School Name: Central ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 3            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 55,790       |
| Replacement Value:           | \$10,944,935 |
| Condition Budget:            | \$3,988,466  |
| Total FCI:                   | 36.44%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$4,730,700  |
| Total RSLI:                  | 50%          |
| Total CFI:                   | 79.7%        |
| Condition Score: (60%)       | 3.11         |
| Energy Score: (0%)           | 2.40         |
| Suitability Score: (40%)     | 3.45         |
| School Score:                | 3.25         |



**Q#110.4 - The roof covering has no reported leaks but is showing signs of age. Score: 3**

# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** ADAMS 14 **Sort Order #:** 1.5  
**County:** ADAMS **Applicant Priority #** 3  
**Project Title:** ES Roof Replacement

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

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

Bisected by industry and busy roadways, Commerce City is an industrialized, working-class community that often struggles to obtain basic necessities. Nestled within Commerce City, Adams County School District 14 (Adams 14) is a high-poverty school district that serves more than 7,500 students annually, from families with incomes 25 percent below the poverty line. Eligibility for free and reduced lunches includes 83.6 percent of students, and 81.73 percent of students are Hispanic, with 55.09 percent identifying Spanish or another language as their primary language. There is also a 32.6 percent mobility rate amongst students, and nearly 10 percent of the students in the District are classified as homeless.

The students in Adams 14 have incredible obstacles in place that serve as barriers to their success. Home/life situations are not typically ideal in Adams 14 – thus resulting in school being students’ consistent home away from home. The schools in the District provide many consistencies that are often absent at home – including free breakfast in the classroom each day for all students, before and after school tutoring and enrichment opportunities, caring teachers and safe buildings in which to learn and thrive. However, the majority of school buildings in Adams 14 were built more than 50 years ago – and because of lean budgets and ongoing cuts, the District has had to resort to structural “quick fixes” that clearly won’t stand the test of time.

Student safety is the first and foremost goal of the District – yet budget restraints won’t accommodate the execution of considerable projects like roof replacements.

Central Elementary was built in 1954 and approximately 600 students access it each day to learn and grow. The assessment report by the Colorado Department of Education (CDE) reveals that the Central roofing system has aged beyond expected life, and is not meeting its intended performance under the guidelines. While the system is in place, it is recommended to be replaced due to probable increased conditions, high costs associated with repairs and the potential for failure of its components. Clearly, there are obvious risks in maintaining the current roofing system – risks that affect the safety of the children who attend Central.

The roofing system at Central was installed in 1982 – and has 20-year service life expectancy, which expired in 2002. The CDE’s assessment report recommended replacement of the Central roofing system.

Per the CDE’s assessment report, there are several additional deficiency repairs that need to be addressed in addition to the roof. However, the roofing takes up the largest percentage of need, and any additional deficiency repairs would be damaged in the event of a roof failure. The Central building envelope – exterior walls, doors, windows and roofing – must be repaired first, or all cosmetic and interior repairs would be a waste of BEST funds and community tax dollars.

### Issue: Roof

#### Deficiencies Associated with this Issue:

Central is 54,790 square feet, and the roofing system is constantly in need of repair. It was replaced in 1982, and has now exceeded its life expectancy, which is starting to take a toll on the District’s emergency roofing repair budget. The District is stuck in a very ineffective cycle in terms of roofing repairs – as soon as a repair is made to a specific part of the Central roof, the water moves to another area where the system is compromised.

The walls and ceiling tiles suffer from continued water damage, and are replaced as roof leaks are repaired. There is constant, Districtwide anxiety around wet ceiling tiles falling and causing serious injury to a student.

Additionally, there has been damage to vital equipment when new leaks appear and staff is not present to report the damage. Once the damage is identified, Central staff will remove the equipment and replace it with a bucket or trash can to collect water from the leak. This is an obtrusive and disruptive option for teachers at Central, one which creates distractions from classroom instruction.



With each day, the roof at Central assumes increased moisture damage, which infiltrates the school structure – thus creating unavoidable, future mold and air quality issues.

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

The solution to the problem described above is clear – but certainly out of the District’s reach without financial support. Central needs a replaced roofing system with a new white, fully adhered PVC R30 system, including:

- Mobilization
- Demolition
- 2" ISO. Foam Insulation Bd.
- 2.5" ISO. Foam Insulation Bd.
- Tapered Insulation (15%)
- 1/2" Wood Fiber Insulation
- 60 MIL TPO Membrane
- Adhesives
- Wall Base Flashing
- Coping Cap/Counterflash
- Mechanical curbing
- AC Flashing
- Scupper Flashing
- Drain Flashing
- Small Flashing
- Underlayment Felt
- Sheet Metal Roofing
- Roof Flashing
- 20+ year warranty

Project will be overseen by Roofing Constants/Owner representative.

- Project design and scope
- Oil and Public safety permitting
- Construction documents
- Construction administration
- Assist with competitive bidding process
- Assist with bid evaluation
- Assist with punch list and warranty issues

#### **How Urgent is this Project:**

There is clearly tangible evidence that speaks to the urgency of the replacement of the Central Elementary roofing system. The roof has already served nine years beyond its service life – and the ongoing “quick fixes” are not sustainable strategies to protect the District’s most valued resource – its students. With funding through BEST, the District could replace the roof system at Central, which would free up current funds (used to complete quick fix repairs) that could be used to increase the annual Districtwide roof replacement budget. BEST funding would enhance the District’s roofing replacement program cycle, and allow for accelerated replacement programs.

**What is the Cost Associated with this Issue:** \$974,000

#### **How Does this Project Conform with the Construction Guidelines:**

The Colorado Public School Facility Construction Guidelines clearly identify Central as a top selection for capital construction needs and financial assistance. Central does not meet the guidelines outlined under the assessment. There are several guidelines not currently being met in Adams 14 – including the promotion of safe and healthy facilities, which includes protecting students from life, safety and health threats. The roofing system is antiquated, leaking and has serviced Adams 14 far past its life expectancy.

Central does not meet guideline 3.1 – Sound Building structure system. Each building should be constructed and maintained with a sound structure foundation, floor, wall and roof system. Local snow, wind, exposure, seismic, along with pertaining importance factors shall be considered. Central also does not meet guideline 3.2 – A weather tight roof that drains water positively off the roof, and discharges the water off and away from the building.

The asphalt BUR systems are old and oxidation deterioration is evident across all of the deck areas. This has led to some flashing splitting at the perimeter and general deterioration of the base flashing systems. The modified bitumen and EPDM roofs are also showing signs of nearing the ends of their service lives.

**How Does the Applicant Plan to Maintain this Project if it is Awarded:**

Adams 14 is committed to the allocation of funds for support of the District’s roofing replacement cycle. The Board of Education and District administration recognize that keeping school roofs safe and free from water damage is mandatory. They understand that a leaky roof is not just a structural issue, it’s an issue that affects classrooms as well as students’ ability to learn uninterrupted. This is why Adams 14 budgets \$270,000 annually for the District’s roofing replacement program. Another \$35,000 is allocated annually for emergency roof repair, and for the District’s preventative roofing maintenance program that consists of weekly roof inspections by custodial staff, and monthly inspections by maintenance technicians.

BEST funding would support the enhancement of Adams 14’s current programs, and serve as the catalyst to accelerate its replacement cycle. Most District roofs were replaced around the same time, and have life cycles of around 20 to 30 years. By replacing roofs more strategically through BEST funding, the District will reduce its chances of having to replace every single roof in Adams 14 at once. Adams 14 has also analyzed its Districtwide roof plan, and cross-referenced roof conditions and ages against the facility master plan. Adams 14 has diligently prepared to ensure that not a single dime of BEST funds and tax dollars would be wasted – as the District has not requested funding for roofing at the school slated for future replacement. Adams 14 is committed to funding the District’s 11 percent match, and will not ask the taxpayers for additional funding.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time, Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

Central was constructed new at the time of purchase in 1954.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

\$270,000 annual capital reserve allocations and \$35,00

**CDE Comments:**

|  |                  |                                     |                 |
|--|------------------|-------------------------------------|-----------------|
| <b>Funded FTE Count:</b>                                       | 6,744.00         | <b>Bonded Debt Approved:</b>        | \$78,000,000.00 |
| <b>Assessed Valuation:</b>                                     | 562682490        | <b>Year Bond Election Passed:</b>   | 06              |
| <b>PPAV:</b>   | \$83,432.00      | <b>Bonded Debt Failed:</b>          | \$98,610,000.00 |
| <b>Bonded Debt:</b>  | \$91,130,000.00  | <b>Year Bond Election Failed:</b>   | 02, 03          |
| <b>Total Bonding Capacity:</b>                                 | \$112,536,498.00 | <b>2010 Bond Election Results:</b>  | NA              |
| <b>% of Bonding Capacity Used:</b>                             | 81.00%           | <b>Median Household Income:</b>     | \$14,008.00     |
| <b>Bond Capacity Remaining:</b>                                | \$21,406,498.00  | <b>Free or Reduced Lunch %:</b>     | 83.25%          |
| <b>Existing Bond Mill Levy:</b>                                | 11.475           | <b>State Financial Watch:</b>       | No              |
| <b>Who Owns the Facility:</b>                                  | District         | <b>Charter School Fund Balance:</b> | NA              |
| <b>If it's a 3rd Party Explain:</b>                            |                  | <b>Charter Authorizer Letter:</b>   | No              |
|  |                  | <b>Charter 3 Month Notice:</b>      | No              |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No               | <b>Charter Chartered for 5 Yrs:</b> | No              |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                  | <b>Year Built:</b>                  | 1954            |

N/A

|                                    |              |                                    |                       |
|------------------------------------|--------------|------------------------------------|-----------------------|
| <b>Current Grant Request:</b>      | \$742,031.00 | <b>Affected Sq Ft:</b>             | 54,790.00             |
| <b>Current Applicant Match:</b>    | \$91,711.00  | <b>Master Plan Completed:</b>      | Yes                   |
| <b>Current Total Project Cost:</b> | \$833,742.00 | <b>CDE Minimum Match %:</b>        | 11                    |
| <b>Previous Grant Awards:</b>      | 0            | <b>Actual Match % Provided:</b>    | 11                    |
| <b>Previous Matches:</b>           | 0            | <b>Was a Waiver Required:</b>      | N/A                   |
| <b>Future Grant Requests:</b>      | 0            | <b>Stautory Waiver:</b>            |                       |
| <b>Future Matches:</b>             | 0            | <b>FCI:</b>                        | 36.44%                |
| <b>Total for all Phases:</b>       | \$757,947.00 | <b>CFI:</b>                        | 79.70%                |
| <b>Cost Per Pupil:</b>             | \$1,785.00   | <b>Inflation:</b>                  | 5                     |
| <b>Cost Per Sq Ft:</b>             | \$13.00      | <b>Historical Significance:</b>    | Yes-Granted Exemption |
| <b>Red Flags for Discussion:</b>   | None         | <b>Does this Qualify For HPCP:</b> | Not Required          |
| <b>Red Flags Explain:</b>          |              |                                    |                       |



# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## BENNETT 29J - Bennett HS - HS RTU and Roof Replacement

### School Name: Bennett HS

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 2            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 142,780      |
| Replacement Value:           | \$41,667,548 |
| Condition Budget:            | \$4,178,670  |
| Total FCI:                   | 10.03%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$6,539,600  |
| Total RSLI:                  | 43%          |
| Total CFI:                   | 25.7%        |
| Condition Score: (60%)       | 3.64         |
| Energy Score: (0%)           | 3.17         |
| Suitability Score: (40%)     | 4.17         |
| School Score:                | 3.85         |



**Q#110.4** - The roof covering is in good condition. Score: 4

# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** BENNETT 29J **Sort Order #:** 1.5  
**County:** ADAMS **Applicant Priority #** 1  
**Project Title:** HS RTU and Roof Replacement

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

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

The affected facilities within this application include the Bennett High School and Middle School. The High School's current roof was originally installed back in 1986 and is well beyond its useful life. Even more impressive are the thirty-six year old packaged roof-top units (RTU's) located on the roof of the High School and Middle School. Five of the six units scheduled to be replaced are located on the roof of the High School, with one unit located atop the Middle School (the replacement of this single RTU is the only proposed work at the Middle School facility within this application.) The maintenance staff has done a tremendous job maintaining and repairing this equipment over the years but unfortunately the District can no longer ignore the need for a new roof and HVAC systems. The 31,488 square foot roof is allowing moisture to infiltrate the High School facility and damage surrounding infrastructure. The tonnage of these rooftop units total 44.5 tons and are essential if the District is to ensure a proper learning environment. These packaged units are simply out-dated and no longer supported by their original manufacturer, making it impossible to locate and procure the necessary replacement parts.

The District is already struggling given our current economic situation and news of a 7-8% reduction in State funding next year is making necessary capital improvement projects impossible to fund without assistance from CDE. The District has maintained their current equipment impeccably and will continue to do so with any new equipment or materials secured through this application.

### Issue: HVAC

#### Deficiencies Associated with this Issue:

There are five rooftop units located on the roof of Bennett High School and one located above the Middle School that are well beyond their useful life. These units were manufactured in 1975, making them thirty-six years old. ASHRAE (American Society of Heating, Refrigerating and Air-Conditioning Engineers) estimates a packaged rooftop unit to have a useful life of fifteen years, depending on tonnage. Parts are no longer available to repair these units; energy inefficiencies have also driven the District's operational costs to increase annually. Compressors have already failed in two of the units, leaving the units incapable of supplying necessary cooling to classrooms. The current condition of the HVAC systems are also believed to be contributing to poor indoor air quality (IAQ) throughout the High School. The District fears prolonging the replacement of these units will result in the possibility of losing the ability to heat classrooms this upcoming winter.

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

The District proposes to replace the old inefficient rooftop units with new Energy Star qualified units of like size. The units will be in compliance with the Capital Construction Assistance Public Schools Facility Construction Guidelines preface 3.11. All units will be equipped with hail guards to prolong the useful life and efficiency against frequent hail storms of the eastern slope. Installing these units in conjunction with replacing the roof will ensure the longevity and warranty of the roof as well. This solution will provide the District's facilities with reliable heating and cooling while improving indoor air quality to students and staff.

#### How Urgent is this Project:

There are numerous factors that demonstrate the urgency for this project being funded. Health and Safety: Current indoor air quality is creating an unsafe environment for students and staff. Units are incapable of providing the necessary heating/cooling needs given the wide range of temperatures experienced in this area of Colorado; causing classes to be intolerable unless canceled. Age of Equipment: The units have been maintained extremely well by the District staff but the equipment are more than twice the recommended useful life according to ASHRAE. These units can no longer be band-aided or fixed due to the lack of replacement parts. These units currently use R-22 refrigerant that has is currently being phased out of production. This refrigerant is getting more difficult to procure and unsafe for the environment. Efficiency: Units of this age are grossly inefficient and beginning to take their toll on the District's operating budget. Utility escalation rates are constantly on the rise. Last year alone Xcel raised their electricity rates by 13%. This increase in utility rates paired with the lack of equipment efficiency is hindering the District ability to survive in today's challenging economy.

**What is the Cost Associated with this Issue:** \$57,378.37

## Issue: Roof

### Deficiencies Associated with this Issue:

The roof of the High School is in much need of replacement. The current roof was installed in 1986, making it a twenty-five year old low-slope Poly Vinyl Chloride (PVC) roof that has failed and beginning to cause subsequent damage to surrounding structures. In 2010 alone, three hail events were recorded in the Town of Bennett which resulted in hail stones of 1-3/4 inch in diameter. There is no warranty remaining on the roof and its age is beginning to reflect within it's performance. A core sample was taken of the roof. The core produced the following composition top to bottom:

- Single Ply Sarnafil PVC Roofing Membrane
- 1.5" Poly-Iso (R-9)
- Flood & Gravel Coating
- 3-Felt Plies in Hot 3/4"
- Soft Fiberglass Insulation 3/4" (R-2.0)
- Metal Roof Decking

It was also discovered that mechanical fasteners used to attach the second roof penetrated the roof deck. The original roof (applied directly atop the roof deck) leaked; the fasteners only contributed to additional water intrusion. The core also revealed a lack of insulation to be in compliance with CDE guidelines. The combination of water intrusion and multiple layers of roofing materials sets the stage for mold and mildew to grow and spread throughout adjacent structures. The roof deck is also believed to be in risk of needing repair and/or replacement in select areas. The District has had little precipitation this winter but what little precipitation has occurred has resulted in ponding throughout the roof. There are currently seventeen leaks the maintenance staff is addressing. The leaks have already damaged roof decking, stained ceiling tiles and dry walls within the classrooms and common areas.

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

The proposed solution is to remove the existing membrane and roofing materials to the metal roof deck. Once all material has been removed the roof decking would be assessed and repaired/replaced as necessary. Existing insulation will be reapplied and replaced where need be, due to moisture intrusion. An additional two inches of iso insulation will be mechanically fastened to the roof. This will provide additional R-value and also increase the slope across the roof to eliminate ponding in areas. This will be an iso-tapered system that will drain to the existing scuppers with a 60 mill GENFLEX fully adhered roofing system with a 20 year NDL warranty. The following will also be replaced/installed: 1) New wood blocking on parapet walls; 2) New 24 gauge prefinished metal coping caps through walls and downspouts; 3) New metal wall panels between roof elevations. All drains, gutter, and downspouts will also be inspected and cleared of debris. Post installation the roof will be inspected twice a year and after every major storm. District will comply and follow all policy's and procedures per the manufacturer to maintain the full warranty. The District shall also follow the manufacturer's recommended preventative maintenance plan to ensure the longevity of the new roof. A copy of the GENFLEX EPDM Specifications for Fully Adhered Roofing Systems has been included for your review. The warranty section referenced within the proposed maintenance plan can be found in section 1.06 of the included specifications.

### How Urgent is this Project:

When you have precipitation making its way into a facility through the roof and showing up in the ceiling tiles and drywall you obviously have an urgent situation. Having moisture penetrate as deeply as it has in the case of the Bennett High School, immediate action needs to be taken to ensure mold and mildew doesn't spread into the adjacent classrooms. The potential development of mold and mildew should never be tolerated within a learning environment. Ignoring these necessary capital improvement projects will only further deteriorate the facility infrastructure and envelope; only making improvements more expensive in the future. The current roof has survived twenty-five years of hail, snow, and heat and needs to be replaced to ensure the integrity of the facility.

**What is the Cost Associated with this Issue:** \$312,804.63

### How Does this Project Conform with the Construction Guidelines:

As stated above in the "HVAC Solution" section, all HVAC systems installed on the roof of the High School and Middle School will be in compliance with the Capital Construction Assistance Public Schools Facility Construction Guidelines preface 3.11.

While there was no High Performance Design taken into consideration for this project, ConEdison Solutions, an Energy Services Company (ESCO), did complete an energy assessment for the entire District. It is the District's understanding that replacement of the old inefficient packaged rooftop units will greatly increase the efficiency of the facility and lower operating costs. This falls in compliance with Capital Construction Assistance Public Schools Facility Construction Guidelines preface 5.1, and 5.1.17.

The previously referenced prefaces are below:

3.11. A safe and efficient mechanical system that provides proper ventilation, and maintains the building temperature and relative humidity in accordance with the most current version of ASHRAE 55. The mechanical system shall be designed, maintained and installed utilizing

current State and Federal building codes.

5.1. Facilities that conserve energy through High Performance Design (HPD). A high performance building is energy and water efficient, has low life cycle costs, is healthy for its occupants, and has a relatively low impact on the environment. In new construction it is vital that actual energy performance goals are set for the entire building in terms of KBTU/SF/YR total building load by:

5.1.17. Replacement of old inefficient mechanical systems with new energy efficient systems. Provide controls that monitor the efficiency of the mechanical system and control temperature range of facilities during low/non-use periods and after operating hours.

The proposed roofing system shall be an Ethylene Propylene Diene Monomer (EPDM) application in full compliance with Capital Construction Assistance Public Schools Facility Construction prefaces 3.2 and 3.2.1.2. This will be a low-slope roofing system that will be installed by a qualified roofing contractor in good standing with the manufacturer of the product being installed.

The previously referenced prefaces are below:

3.2. A weather-tight roof that drains water positively off the roof and discharges the water off and away from the building. All roofs shall be installed by a qualified contractor approved by the roofing manufacturer to install the specified roof system and shall receive the specified warranty upon completion of the roof. The National Roofing Contractors Association (NRCA) divides roofing into two generic classifications: low-slope roofing and steep-slope roofing. Low-slope roofing includes water impermeable, or weatherproof types of roof membranes installed on slopes of less than or equal to 3:12 (fourteen degrees). Steep slope roofing includes watershedding types of roof coverings installed on slopes exceeding 3:12 (fourteen degrees);

3.2.1.2. Ethylene Propylene Diene Monomer (EPDM);

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

Clearly the District has already done an impressive job of maintaining the existing roof and rooftop units being applied for within this application. It would be the intention of the District to preserve the roof and HVAC systems installed in hopes of elongating the life expectancy of their facilities.

Bennett School District current budgets \$225,000 from their Capital Reserve for annual facility upgrades. In the past improvements have been: 1) Repairing landscaping; 2) Asbestos abatements; 3) New asphalt; 4) Install irrigation; etc. It would be the intention of the School District to budget funds from this \$225,000 to ensure funds are available replace the equipment at the end of its useful life.

ASHRAE estimates the life expectancy of a packaged rooftop unit to be approximately fifteen years. Assuming an escalation rate of 4%, the District will budget \$6,000 annually for replacement of the requested rooftop units. The proposed EPDM roof will come with a twenty year NDL warrant; for this reason we have assumed the life expectancy to be a minimum of twenty years. Assuming the same escalation rate of 4%, the District will budget \$24,000 annual for replacement of the proposed EPDM roof at the High School.

The District plans to follow the preventative maintenance plans recommended by the manufacturer (GENFLEX) of the proposed EPDM roof. All specifications of the manufacturer's warranty will also be followed to ensure the full compliance of the twenty year NDL warranty. A copy of the GENFLEX EPDM Specifications for Fully Adhered Roofing Systems has been included for your review. The warranty section referenced within the proposed maintenance plan can be found in section 1.06 of the included specifications.

A specific manufacturer has yet to be determined in regards to replacement of the packaged rooftop units. Once a manufacturer is specified then a preventative maintenance plan will be developed between the District and their Owner's Representative. At a minimum, the units will be serviced twice a year and the District's maintenance staff will receive proper training on all new HVAC systems installed. Training will be administered by either the mechanical contractor or Owner's Representative.

#### **If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time, Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

Both the High School and Middle School buildings were constructed specifically for the District. The buildings have been well maintained since their construction. Aside from a handful of smaller capital construction projects there are no plans for any major remodels, additions, expansion, or replacement of either facility.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

N/A

**CDE Comments:**

DISTRICT IS PROVIDING A 56% MATCH; 5% GREATER THAN MINIMUM.

|  |                 |                                     |                |
|--|-----------------|-------------------------------------|----------------|
| <b>Funded FTE Count:</b>                                       | 1,030.00        | <b>Bonded Debt Approved:</b>        | \$9,875,000.00 |
| <b>Assessed Valuation:</b>                                     | 86884700        | <b>Year Bond Election Passed:</b>   | 04             |
| <b>PPAV:</b>   | \$84,379.00     | <b>Bonded Debt Failed:</b>          |                |
| <b>Bonded Debt:</b>  | \$10,208,425.00 | <b>Year Bond Election Failed:</b>   |                |
| <b>Total Bonding Capacity:</b>                                 | \$17,376,940.00 | <b>2010 Bond Election Results:</b>  | NA             |
| <b>% of Bonding Capacity Used:</b>                             | 59.00%          | <b>Median Household Income:</b>     | \$23,377.00    |
| <b>Bond Capacity Remaining:</b>                                | \$7,168,515.00  | <b>Free or Reduced Lunch %:</b>     | 29.59%         |
| <b>Existing Bond Mill Levy:</b>                                | 10.971          | <b>State Financial Watch:</b>       | No             |
| <b>Who Owns the Facility:</b>                                  | District        | <b>Charter School Fund Balance:</b> | NA             |
| <b>If it's a 3rd Party Explain:</b>                            |                 | <b>Charter Authorizer Letter:</b>   | No             |
|  |                 | <b>Charter 3 Month Notice:</b>      | No             |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No              | <b>Charter Chartered for 5 Yrs:</b> | No             |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                 | <b>Year Built:</b>                  | 1950           |

N/A

|                                    |              |                                    |              |
|------------------------------------|--------------|------------------------------------|--------------|
| <b>Current Grant Request:</b>      | \$246,180.88 | <b>Affected Sq Ft:</b>             | 31,488.00    |
| <b>Current Applicant Match:</b>    | \$313,321.12 | <b>Master Plan Completed:</b>      | Yes          |
| <b>Current Total Project Cost:</b> | \$559,502.00 | <b>CDE Minimum Match %:</b>        | 51           |
| <b>Previous Grant Awards:</b>      | 0            | <b>Actual Match % Provided:</b>    | 56           |
| <b>Previous Matches:</b>           | 0            | <b>Was a Waiver Required:</b>      | N/A          |
| <b>Future Grant Requests:</b>      | 0            | <b>Stautory Waiver:</b>            |              |
| <b>Future Matches:</b>             | 0            | <b>FCI:</b>                        | 10.03%       |
| <b>Total for all Phases:</b>       | \$508,638.00 | <b>CFI:</b>                        | 25.70%       |
| <b>Cost Per Pupil:</b>             | \$527.00     | <b>Inflation:</b>                  | 3            |
| <b>Cost Per Sq Ft:</b>             | \$16.00      | <b>Historical Significance:</b>    | NA           |
| <b>Red Flags for Discussion:</b>   | None         | <b>Does this Qualify For HPCP:</b> | Not Required |
| <b>Red Flags Explain:</b>          |              |                                    |              |

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## WESTMINSTER 50 - F. M. Day ES - ES Roof Replacement

### School Name: F. M. Day ES

|                              |             |
|------------------------------|-------------|
| Number of Buildings:         | 2           |
| All or Portion built by WPA: | No          |
| Gross Area (SF):             | 34,250      |
| Replacement Value:           | \$7,864,006 |
| Condition Budget:            | \$4,325,601 |
| Total FCI:                   | 55.01%      |
| Energy Budget:               | \$0         |
| Suitability Budget:          | \$2,044,500 |
| Total RSLI:                  | 10%         |
| Total CFI:                   | 81.0%       |
| Condition Score: (60%)       | 2.98        |
| Energy Score: (0%)           | 2.40        |
| Suitability Score: (40%)     | 3.69        |
| School Score:                | 3.26        |



**Q#110.4** - The roof covering has no reported leaks but is showing signs of age. Score: 3



# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** WESTMINSTER 50

**Sort Order #:** 1.5

**County:** ADAMS

**Applicant Priority #** 2

**Project Title:** ES Roof Replacement

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

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

F. M. Day Elementary is home to approximately 364 students, and 47 staff members. This school is included in the district's master plan. Adams County School District 50 is experiencing budget cuts in funding for both operating budgets and Capital Reserve budgets. Operating budgets have been cut approximately 50 percent since 2004. The district is also at its bonding capacity. Our successful 2006 bond election for \$98 million was the maximum allowed. Due to these restrictions we will not have the opportunity to fund major projects such as roof replacement for many years.

**Issue:** Roof

### Deficiencies Associated with this Issue:

The system was installed in 1980. It has a 20 year service life, which expired in 2000. Per the CDE school assessment report: The system is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components or in order to meet the performance guidelines for this system. The current system has a roof slope of 1/4" or greater. The deck varies throughout the school to include gypsum, tectum, and metal. The insulation is expanded polystyrene and perlite insulation. The roofing membrane is EPDM.

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

Replace the roof of the main building and cover all aluminum roofs of additional buildings on the site with new white EPDM fully adhered roofing to include:

- Rough carpentry at curbs and perimeter
- 372 squares of 90 mil EPDM roofing
- Setup
- Tear off of membrane and insulation
- Low rise bonding adhesive
- 2 layers 2.5" insulation/crickets, attached with mechanical fastners and/or adhesive
- Minimum 1/4" tapered insulation to establish slope
- 1/2" dense-deck coverboard insulation
- Pavers and walkpads
- Single-ply membrane
- New roof hatches
- Sheet metal flashing
- Painting of misc. surfaces
- New overflow scuppers
- New roof drains
- 30 year warranty. Cost is included in the project

Project to be overseen by Roofing Consultant/Owners Representative to include:

- Schematic desing/desing development
- Construction documents
- Construction administration
- Assist with competitive bid process
- Assist with bid evaluation
- Assist with "punch list" and warranty issues

### How Urgent is this Project:

The system is deemed as somewhat urgent because the roof will continue to deteriorate each year we wait to replace it. The situation will only get worse. An adequate roof provides proper protection of the district's fixed assets and provides improved space conditions for all learning spaces within the building.

**What is the Cost Associated with this Issue:** \$616,278

**How Does this Project Conform with the Construction Guidelines:**

This project will meet the specification in 3.2 of the Construction Guidelines. It meets 3.2.1.2 criteria for low sloping roofing material- Ethylene Propylene Diene Monomer. Don Ciancio and the consultants with SR & DK Consulting have reviewed the guidelines, think they are reasonable, and the district will comply.

**How Does the Applicant Plan to Maintain this Project if it is Awarded:**

The district allocated \$50,000 to \$100,000 to roof repairs and preventive maintenance annually. The district will require a 30-year warranty on the roof and will require the contractor to repair any problems during the warranty period. The roof will be inspected quarterly. The district contracts out roof repairs as needed for all roofs in the district.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time, Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

The facility was construct new in 1957 and was adequate for the district at that time. This building is included in the district's master plan. The CDE school assessment report gives this school a condition score of 52.57.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

\$20,000

**CDE Comments:**

PICTURES WHICH SHOW THE DAMAGE FROM THE LEAKING ROOFS HAVE BEEN PROVIDED.

|  |                  |                                     |                 |
|--|------------------|-------------------------------------|-----------------|
| <b>Funded FTE Count:</b>                                       | 9,018.00         | <b>Bonded Debt Approved:</b>        | \$98,600,000.00 |
| <b>Assessed Valuation:</b>                                     | 518806580        | <b>Year Bond Election Passed:</b>   | 06              |
| <b>PPAV:</b>   | \$57,529.00      | <b>Bonded Debt Failed:</b>          |                 |
| <b>Bonded Debt:</b>  | \$102,290,000.00 | <b>Year Bond Election Failed:</b>   |                 |
| <b>Total Bonding Capacity:</b>                                 | \$103,761,316.00 | <b>2010 Bond Election Results:</b>  | NA              |
| <b>% of Bonding Capacity Used:</b>                             | 99.00%           | <b>Median Household Income:</b>     | \$19,552.00     |
| <b>Bond Capacity Remaining:</b>                                | \$1,471,316.00   | <b>Free or Reduced Lunch %:</b>     | 75.69%          |
| <b>Existing Bond Mill Levy:</b>                                | 16.465           | <b>State Financial Watch:</b>       | No              |
| <b>Who Owns the Facility:</b>                                  | District         | <b>Charter School Fund Balance:</b> | NA              |
| <b>If it's a 3rd Party Explain:</b>                            |                  | <b>Charter Authorizer Letter:</b>   | No              |
|  |                  | <b>Charter 3 Month Notice:</b>      | No              |
| N/A  |                  | <b>Charter Chartered for 5 Yrs:</b> | No              |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No               | <b>Year Built:</b>                  | 1955            |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                  |                                     |                 |

N/A

|                                    |              |                                    |                       |
|------------------------------------|--------------|------------------------------------|-----------------------|
| <b>Current Grant Request:</b>      | \$528,766.68 | <b>Affected Sq Ft:</b>             | 33,890.00             |
| <b>Current Applicant Match:</b>    | \$149,139.32 | <b>Master Plan Completed:</b>      | Yes                   |
| <b>Current Total Project Cost:</b> | \$677,906.00 | <b>CDE Minimum Match %:</b>        | 22                    |
| <b>Previous Grant Awards:</b>      | 0            | <b>Actual Match % Provided:</b>    | 22                    |
| <b>Previous Matches:</b>           | 0            | <b>Was a Waiver Required:</b>      | N/A                   |
| <b>Future Grant Requests:</b>      | 0            | <b>Stautory Waiver:</b>            |                       |
| <b>Future Matches:</b>             | 0            | <b>FCI:</b>                        | 55.01%                |
| <b>Total for all Phases:</b>       | \$616,278.00 | <b>CFI:</b>                        | 81.00%                |
| <b>Cost Per Pupil:</b>             | \$1,693.00   | <b>Inflation:</b>                  | 10                    |
| <b>Cost Per Sq Ft:</b>             | \$18.00      | <b>Historical Significance:</b>    | Yes-Granted Exemption |
| <b>Red Flags for Discussion:</b>   | None         | <b>Does this Qualify For HPCP:</b> | Not Required          |
| <b>Red Flags Explain:</b>          |              |                                    |                       |



# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## WESTMINSTER 50 - Sunset Ridge ES - ES Roof Replacement

### School Name: Sunset Ridge ES

|                              |             |
|------------------------------|-------------|
| Number of Buildings:         | 3           |
| All or Portion built by WPA: | No          |
| Gross Area (SF):             | 30,195      |
| Replacement Value:           | \$6,750,034 |
| Condition Budget:            | \$4,618,294 |
| Total FCI:                   | 68.42%      |
| Energy Budget:               | \$0         |
| Suitability Budget:          | \$4,455,500 |
| Total RSLI:                  | 2%          |
| Total CFI:                   | 134%        |
| Condition Score: (60%)       | 3.20        |
| Energy Score: (0%)           | 2.31        |
| Suitability Score: (40%)     | 2.60        |
| School Score:                | 2.96        |



**Q#110.4** - The roof covering is in poor condition with reported leaks. Score: 2

# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** WESTMINSTER 50

**Sort Order #:** 1.5

**County:** ADAMS

**Applicant Priority #** 2

**Project Title:** ES Roof Replacement

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

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

Sunset Ridge Elementary is home to approximately 370 students, and 40 staff members. This school is included in the district's master plan. Adams County School District 50 is experiencing budget cuts in funding for both operating budgets and capital reserve budgets. Operating budgets have been cut approximately 50 percent since 2004. The district is also at its bonding capacity. Our successful 2006 bond election for \$98 million was the maximum allowed. Due to these restrictions we will not have the opportunity to fund major projects such as roof replacement for many years.

**Issue:** Roof

### Deficiencies Associated with this Issue:

The system was installed in 1980. It has a 20 year service life, which expired in 2000. Per the CDE school assessment report: The system is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components or in order to meet the performance guidelines for this system. The current system has a roof slope of 1/4" or greater. The deck varies throughout the school to include gypsum, tectum, and metal. The insulation is expanded polystyrene and perlite insulation. The roofing membrane is EPDM.

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

Replace the roof of the main building and all metal roofs of additional buildings on the site with new white EPDM fully adhered roofing to include:

- Rough carpentry at curbs and perimeter
- 316 squares of 90 mil EPDM roofing
- Setup
- Tear off of membrane and insulation
- Low rise bonding adhesive
- 2 layers 2.5" insulation/crickets, attached with mechanical fastners and/or adhesive
- Minimum 1/4" tapered insulation to establish slope
- 1/2" dense-deck coverboard insulation
- Pavers and walkpads
- Single-ply membrane
- New roof hatches
- Sheet metal flashing
- Painting of misc. surfaces
- New overflow scuppers
- New roof drains
- 30 year warranty. Cost is included in the project

Project to be overseen by Roofing Consultant/Owners Representative to include:

- Schematic desing/desing development
- Construction documents
- Construction administration
- Assist with competitive bid process
- Assist with bid evaluation
- Assist with "punch list" and warranty issues

### How Urgent is this Project:

The system is deemed as somewhat urgent because the roof will continue to deteriorate each year we wait to replace it. The situation will only get worse. An adequate roof provides proper protection of the district's fixed assets and provides improved space conditions for all learning spaces within the building.

**What is the Cost Associated with this Issue:** \$523,364

**How Does this Project Conform with the Construction Guidelines:**

This project will meet the specification in 3.2 of the Construction Guidelines. It meets 3.2.1.2 criteria for low sloping roofing material- Ethylene Propylene Diene Monomer. Don Ciancio and the consultants with SR & DK Consulting have reviewed the guidelines, think they are reasonable, and the district will comply.

**How Does the Applicant Plan to Maintain this Project if it is Awarded:**

The district allocates \$50,000-\$100,000 annually for roof repairs and preventive maintenance projects. The district will require a 30-year warranty on the roof and will require the contractor to repair any problems during the warranty period. The roof will be inspected quarterly. The district contracts out roof repairs as needed for all roofs in the district.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time, Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

The facility was construct new in 1964 and was adequate for the district at that time. This building is included in the district's master plan. The CDE school assessment report gives this school a condition score of 1.79.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

\$20,000

**CDE Comments:**

PICTURES WHICH SHOW THE DAMAGE FROM THE LEAKING ROOFS HAVE BEEN PROVIDED.

|  |                  |                                     |                 |
|--|------------------|-------------------------------------|-----------------|
| <b>Funded FTE Count:</b>                                       | 9,018.00         | <b>Bonded Debt Approved:</b>        | \$98,600,000.00 |
| <b>Assessed Valuation:</b>                                     | 518806580        | <b>Year Bond Election Passed:</b>   | 06              |
| <b>PPAV:</b>   | \$57,529.00      | <b>Bonded Debt Failed:</b>          |                 |
| <b>Bonded Debt:</b>  | \$102,290,000.00 | <b>Year Bond Election Failed:</b>   |                 |
| <b>Total Bonding Capacity:</b>                                 | \$103,761,316.00 | <b>2010 Bond Election Results:</b>  | NA              |
| <b>% of Bonding Capacity Used:</b>                             | 99.00%           | <b>Median Household Income:</b>     | \$19,552.00     |
| <b>Bond Capacity Remaining:</b>                                | \$1,471,316.00   | <b>Free or Reduced Lunch %:</b>     | 75.69%          |
| <b>Existing Bond Mill Levy:</b>                                | 16.465           | <b>State Financial Watch:</b>       | No              |
| <b>Who Owns the Facility:</b>                                  | District         | <b>Charter School Fund Balance:</b> | NA              |
| <b>If it's a 3rd Party Explain:</b>                            |                  | <b>Charter Authorizer Letter:</b>   | No              |
|  |                  | <b>Charter 3 Month Notice:</b>      | No              |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No               | <b>Charter Chartered for 5 Yrs:</b> | No              |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                  | <b>Year Built:</b>                  | 1964            |

N/A

|                                    |              |                                    |              |
|------------------------------------|--------------|------------------------------------|--------------|
| <b>Current Grant Request:</b>      | \$449,046.00 | <b>Affected Sq Ft:</b>             | 32,591.00    |
| <b>Current Applicant Match:</b>    | \$126,654.00 | <b>Master Plan Completed:</b>      | Yes          |
| <b>Current Total Project Cost:</b> | \$575,700.00 | <b>CDE Minimum Match %:</b>        | 22           |
| <b>Previous Grant Awards:</b>      | 0            | <b>Actual Match % Provided:</b>    | 22           |
| <b>Previous Matches:</b>           | 0            | <b>Was a Waiver Required:</b>      | N/A          |
| <b>Future Grant Requests:</b>      | 0            | <b>Stautory Waiver:</b>            |              |
| <b>Future Matches:</b>             | 0            | <b>FCI:</b>                        | 68.42%       |
| <b>Total for all Phases:</b>       | \$523,364.00 | <b>CFI:</b>                        | 134.00%      |
| <b>Cost Per Pupil:</b>             | \$1,414.00   | <b>Inflation:</b>                  | 10           |
| <b>Cost Per Sq Ft:</b>             | \$16.00      | <b>Historical Significance:</b>    | NA           |
| <b>Red Flags for Discussion:</b>   | None         | <b>Does this Qualify For HPCP:</b> | Not Required |
| <b>Red Flags Explain:</b>          |              |                                    |              |

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## WESTMINSTER 50 - Tennyson Knolls ES - ES Roof Replacement

### School Name: Tennyson Knolls ES

|                              |             |
|------------------------------|-------------|
| Number of Buildings:         | 1           |
| All or Portion built by WPA: | No          |
| Gross Area (SF):             | 33,465      |
| Replacement Value:           | \$7,785,053 |
| Condition Budget:            | \$5,321,832 |
| Total FCI:                   | 68.36%      |
| Energy Budget:               | \$11,713    |
| Suitability Budget:          | \$2,851,600 |
| Total RSLI:                  | 3%          |
| Total CFI:                   | 105%        |
| Condition Score: (60%)       | 3.14        |
| Energy Score: (0%)           | 1.92        |
| Suitability Score: (40%)     | 3.31        |
| School Score:                | 3.21        |



**Q#110.4** - The roof covering is in poor condition with reported leaks. Score: 2

# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** WESTMINSTER 50

**Sort Order #:** 1.5

**County:** ADAMS

**Applicant Priority #** 4

**Project Title:** ES Roof Replacement

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

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

Tennyson Knolls Elementary is home to approximately 409 students, and 40 staff members. This school is included in the district's master plan. Adams County School District 50 is experiencing budget cuts in funding for both operating budgets and Capital Reserve budgets. Operating budgets have been cut approximately 50 percent since 2004. The district is also at its bonding capacity. Our successful 2006 bond election for \$98 million was the maximum allowed. Due to these restrictions we will not have the opportunity to fund major projects such as roof replacement for many years.

**Issue: Roof**

### Deficiencies Associated with this Issue:

The system was installed in 1980. It has a 20 year service life, which expired in 2000. Per the CDE school assessment report: The system is recommended to be replaced due to probable increased condition budget needs, the potential failure of its components or in order to meet the performance guidelines for this system. The current system has a roof slope of 1/4" or greater. The deck varies throughout the school to include gypsum and tectum. The insulation is expanded polytyrene and perlite insulation. The roofing membrane is EPDM.

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

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

- Rough carpentry at curbs and perimeter
- 367 squares of 90 mil EPDM roofing
- Setup
- Tear off of membrane and insulation
- Low rise bonding adhesive
- 2 layers 2.5" insulation/crickets, attached with mechanical fastners and/or adhesive
- Minimum 1/4" tapered insulation to establish slope
- 1/2" dense-deck coverboard insulation
- Pavers and walkpads
- Single-ply membrane
- New roof hatches
- Sheet metal flashing
- Painting of misc. surfaces
- New overflow scuppers
- New roof drains
- 30 year warranty. Cost is included in the project

Project to be overseen by Roofing Consultant/Owners Representative to include:

- Schematic desing/desing development
- Construction documents
- Construction administration
- Assist with competitive bid process
- Assist with bid evaluation
- Assist with "punch list" and warranty issues

### How Urgent is this Project:

The system is deemed as somewhat urgent because the roof will continue to deteriorate each year we wait to replace it. The situation will only get worse. An adequate roof provides proper protection of the district's fixed assets and provides improved space conditions for all learning spaces within the building.

**What is the Cost Associated with this Issue:** \$592,676

**How Does this Project Conform with the Construction Guidelines:**

This project will meet the specification in 3.2 of the Construction Guidelines. It meets 3.2.1.2 criteria for low sloping roofing material- Ethylene Propylene Diene Monomer. Don Ciancio and the consultants with SR & DK Consulting have reviewed the guidelines, think they are reasonable, and the district will comply.

**How Does the Applicant Plan to Maintain this Project if it is Awarded:**

The district allocated \$50,000 to \$100,000 to roof repairs and preventive maintenance annually. The district will require a 30-year warranty on the roof and will require the contractor to repair any problems during the warranty period. The roof will be inspected quarterly. The district contracts out roof repairs as needed for all roofs in the district.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time, Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

The facility was construct new in 1963 and was adequate for the district at that time. This building is included in the district's master plan. The CDE school assessment report gives this school a condition score of 64.65.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

\$20,000

**CDE Comments:**

|  |                  |                                     |                 |
|--|------------------|-------------------------------------|-----------------|
| <b>Funded FTE Count:</b>                                       | 9,018.00         | <b>Bonded Debt Approved:</b>        | \$98,600,000.00 |
| <b>Assessed Valuation:</b>                                     | 518806580        | <b>Year Bond Election Passed:</b>   | 06              |
| <b>PPAV:</b>   | \$57,529.00      | <b>Bonded Debt Failed:</b>          |                 |
| <b>Bonded Debt:</b>  | \$102,290,000.00 | <b>Year Bond Election Failed:</b>   |                 |
| <b>Total Bonding Capacity:</b>                                 | \$103,761,316.00 | <b>2010 Bond Election Results:</b>  | NA              |
| <b>% of Bonding Capacity Used:</b>                             | 99.00%           | <b>Median Household Income:</b>     | \$19,552.00     |
| <b>Bond Capacity Remaining:</b>                                | \$1,471,316.00   | <b>Free or Reduced Lunch %:</b>     | 75.69%          |
| <b>Existing Bond Mill Levy:</b>                                | 16.465           | <b>State Financial Watch:</b>       | No              |
| <b>Who Owns the Facility:</b>                                  | District         | <b>Charter School Fund Balance:</b> | NA              |
| <b>If it's a 3rd Party Explain:</b>                            |                  | <b>Charter Authorizer Letter:</b>   | No              |
| N/A  |                  | <b>Charter 3 Month Notice:</b>      | No              |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No               | <b>Charter Chartered for 5 Yrs:</b> | No              |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                  | <b>Year Built:</b>                  | 1963            |

|                                    |              |                                    |              |
|------------------------------------|--------------|------------------------------------|--------------|
| <b>Current Grant Request:</b>      | \$508,516.32 | <b>Affected Sq Ft:</b>             | 34,445.00    |
| <b>Current Applicant Match:</b>    | \$143,427.68 | <b>Master Plan Completed:</b>      | Yes          |
| <b>Current Total Project Cost:</b> | \$651,944.00 | <b>CDE Minimum Match %:</b>        | 22           |
| <b>Previous Grant Awards:</b>      | 0            | <b>Actual Match % Provided:</b>    | 22           |
| <b>Previous Matches:</b>           | 0            | <b>Was a Waiver Required:</b>      | N/A          |
| <b>Future Grant Requests:</b>      | 0            | <b>Stautory Waiver:</b>            |              |
| <b>Future Matches:</b>             | 0            | <b>FCI:</b>                        | 68.36%       |
| <b>Total for all Phases:</b>       | \$592,676.00 | <b>CFI:</b>                        | 105.00%      |
| <b>Cost Per Pupil:</b>             | \$1,449.00   | <b>Inflation:</b>                  | 10           |
| <b>Cost Per Sq Ft:</b>             | \$17.00      | <b>Historical Significance:</b>    | NA           |
| <b>Red Flags for Discussion:</b>   | None         | <b>Does this Qualify For HPCP:</b> | Not Required |
| <b>Red Flags Explain:</b>          |              |                                    |              |



-Facilities Affected By This Grant Application-

## BYERS 32J - Byers ES/ Jr/Sr HS - PK-12 School Roof Replacement

### School Name: Byers ES/ Jr/Sr HS

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 92,574       |
| Replacement Value:           | \$22,954,547 |
| Condition Budget:            | \$6,637,728  |
| Total FCI:                   | 28.92%       |
| Energy Budget:               | \$32,401     |
| Suitability Budget:          | \$3,286,600  |
| Total RSLI:                  | 19%          |
| Total CFI:                   | 43.4%        |
| Condition Score: (60%)       | 3.45         |
| Energy Score: (0%)           | 2.64         |
| Suitability Score: (40%)     | 4.18         |
| School Score:                | 3.74         |



**Q#110.4** - The roof covering is in good condition. Score: 4

# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** BYERS 32J **Sort Order #:** 1.5  
**County:** ARAPAHOE **Applicant Priority #** 1  
**Project Title:** PK-12 School Roof Replacement

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

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

The Byers School facility was built in 1974, and has experienced roof problems for years. While repairing common leaks is a solution for other facilities, the Byers School has roof systems where leaks cannot be repaired, pinpointed or remedied. The original 1974 facility has been updated and remodeled over the years to incorporate advanced educational learning systems inside. In 2001, the community passed a bond and built a \$3M addition to house the expanding elementary and high school programs.

The facility roofs were Flood and Gravel Built-Up type. In 1996, a Sprayed Polyurethane Foam (SPF) Roof was approved as the “fix-all” solution. This roof system can be effective in certain parts of the country, but has failed at Byers SD.

Byers SD engaged the services of two roof consultants to inspect the roofs and give opinions on its condition. Observations, inspections, moisture readings and core cuts were taken to validate the roofs findings provided. Here is an overview:

EPDM roof was installed in 2001 on the addition. Inspection of the EPDM roof shows numerous strikes from hail. In these areas, the gypsum substrate has lost its structural stability. The membrane was core-cut in areas of hail strikes; the gypsum protection is pulverized losing adhesion between the EPDM and this substrate. Once the adhesion is lost, wind damage can occur in the form of fluttering and severe uplift, creating a situation for roof blow-off.

The second system is the modified roofing system over two other roofs, violating IBC Code that permits only two roofs. The roof is also dead flat; extreme ponding is occurring and causing large splits in the membrane. Core cuts confirmed that an SPF roof is under the modified roof and the insulation of the first BUR roof was wet. Additional core cut confirmed water penetrating all roofs; entire tear-off is necessary. Water in the roof also shows evidence of mold spores growing in the roof/ceiling assembly.

The SPF roof system over the majority of the school has completely failed. There are numerous holes and cracks in the roof surface and moisture is trapped within the SPF. Water is being held in the roof between the original BUR and the SPF roof. The SPF roofs have varying degrees of hail damage because of their age and thickness of the coating applied. The roof deck above the cafeteria shows the most damage; 110 hail strikes were counted in a 10' x 10' area. These strikes have created holes in the foam where water is entering the assembly. Trapped moisture has already caused mold spores to grow in the roof system, which enters the facility through drain penetrations, holes and seams in the metal deck, expansion joints and the parapet wall/deck connections. If the current system is not replaced immediately, moisture will accelerate the growth of mold spores increasing damage of the existing building construction.

All of these roofs are holding an incredible amount of water within these systems; core-cuts and moisture readings show evidence of this. Another major concern is the metal deck under these roofs has experienced rust from the years of water being trapped in the roofing system. The risk of roof failure will increase with continued metal deck rusting from water trapped in the system combined with a large snow load.

The school experiences 30-independent roof leaks scattered throughout the building after a measurable rainfall or snow melt; the sheer lack of measurable moisture this year has been a benefit. Three types of failed roof systems are on this facility and based on the roof inspections; the roofing systems need to be replaced immediately to prevent further damage and possible roof collapse.

A full tear off and new roofing system will bring the school in compliance with building code, increase Energy efficiency and provide the school with the longest lasting, hail resistant roofing system available.

## Issue: Roof

### Deficiencies Associated with this Issue:

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



- All the fifteen roof planes are currently compromised by age or poor design and can no longer adequately protect the building occupants and equipment as necessary.
- Most of the roof areas have 2-roofing systems on the roof; some have three-roofing systems. The proper installation of new roofing will require full tear off of the assemblies down to the roof decking structure. Re-roofing or applying a third roofing application is not permitted by the Building Code.
- Many of the roof areas lack adequate slope to shed water and snow from surface to drains.
- Hail strikes and structural movement have resulted in failure of the roofing surface's water resistance ability. Areas surveyed identified over 110 strikes/ square (100 SF). Many of the hail strikes are small and could be overlooked for repair. The SPF design was not appropriate for intense regional weather typical of this geographic area.
- There are numerous areas of membrane fracture (from thermal or structural movement) in addition to the hail strikes. Many were improperly installed and are not capable of protecting the building from regionally intense hail storms that impact and damage the material's surface
- Areas sprayed with SPF have deteriorated, leaving structure exposed.
- Moisture intrusion of the roofing assembly may lead to mold growth within the building environment.

**Proposed Solution to Address the Deficiencies Listed Above:**

All roofing assemblies will be removed and structure will be inspected. Rust or damaged decking will be evaluated and replaced if necessary. The majority of the roofs on the school presently have no insulation. The new roofing system will obtain all insulation values and meet or exceed IBC and IECC Code. The system also contains a recycled content of 33% and contributes to two LEED categories. The modified roofing system with flood and gravel coating provides 330 Mills of thickness with redundant layers of waterproofing. The flood and gravel surfacing provides protection from the harsh eastern Colorado weather and the many hail storms that pummel the school. The proposed roofing system protects and warrants the building for a minimum of 30-years and provides performance characteristics of 40 years; meeting and exceeding both the requirements of published NRCA guidelines, IBC, IECC and aligning with CDE's philosophy of long lasting systems. Engineering, shop drawings, wind and drainage calculations, and taper designs will be completed and include engineering stamps.

**How Urgent is this Project:**

The roofing areas have degraded beyond a level of preventative maintenance and repair. In addition, there are roof areas that lack positive drainage slope. Every storm, water enters the building, which disrupts educational activities, damages property, increases mold-spore generation, and has likely compromised the building structure. The district is severely concerned about possible roof collapse from the trapped moisture, which based on visible rusting of the metal decks, will cause complete roof failure if not addressed. The health and safety of students and faculty is constantly a concern. The school district is prepared to act immediately if funds are awarded.

**What is the Cost Associated with this Issue:** \$1,520,949.00

**How Does this Project Conform with the Construction Guidelines:**

Our grant request proposes to return the existing construction back to PSCG conformity under Sections 1.2.1, 1.2.4, 3.1, 3.2, 3.2.1, 3.2.1.8, 3.12, 6.1 and 6.3.

Sec. 1.2.1 The Byers ES / Jr/Sr HS structure ("the structure") has several deficiencies applicable to the health, safety and environmental codes and standards as required by state and federal law. Significant water intrusion, maintenance of structural integrity and ability to maintain high Indoor Air Quality are all significant areas of concern.

Sec. 1.2.4 The structure has many areas of the building envelop that do not meet thermal/energy efficiency performance standards. Water intrusion has compromised the thermal benefit of the roofing insulation and said insulation must be replaced.

Sec. 3.1 A significant portion of the structure is not adequately protected by a sound, functioning roofing envelop. Areas of metal roof decking and composite cementitious roof decking have been subjected to significant and repetitive moisture intrusion. There is evidence of rust and potential design compromise in the structure that must be addressed.

Sec. 3.2 Many areas within the structure do not have a weather tight roofing system. Aged, deteriorated and poorly designed roofing assemblies allow for significant, repetitive moisture intrusion into the building, and compromise the intended protection of its building occupants and property. Many roofing areas lack proper drainage slope and drainage support. The roofing envelop is in poor condition throughout.

Sec. 3.2.1.1 New roofing assemblies will be designed and installed for the structure that will protect the building's occupants and property within. All existing roofing assemblies will be removed and replaced, including additional slope and drainage structure (where necessary). Said roofing will protect the building for a minimum of 30-years that would meet/exceed the requirements of published NRCA guidelines and building code requirements.

Sec. 3.2.1.8 All sprayed polyurethane foam (SPF) roofing assemblies will be removed. These roof coverings were improperly

installed and are not capable of protecting the building from regionally intense hail storms that impact and damage the material's surface. Investigation indicated that several roofing areas contain more than 110 hail strikes per square(100 SF).

Sec. 3.12 Replacement of the several roofing planes will warrant the renovation of several existing mechanical equipment positions. Upon completion all roof equipment will be adequately curb supported and flashed to protect the water resistive integrity of the curb flashing.

Sec. 6.1 The replacement improvements of the roofing assemblies will continue to extend the service life of the Byers ES / Jr/Sr HS structure; a vital element of this rural community's infrastructure.

Sec. 6.3 The replacement improvements of the roofing assemblies will produce a more energy efficient building and achieve building code compliance. Such efforts will without doubt, improve/correct many of the present health and safety deficiencies present within the structure.

**How Does the Applicant Plan to Maintain this Project if it is Awarded:**

The Byers SD will contribute \$7500. annually to the District's Capital Fund for future roofing replacement. The performance life of the recommended roof system is typically 40-years with a minimum water-tight warranty of 30 years issued by the manufacturer. At that end of the roofs performance life, a complete restoration vs. replacement of the original system can be completed. This can extend the school roofing warranty for an additional 10 years of water-tight warranty protection at a fraction the cost of a new roof (typically 25% of new cost). Typical restorations have a performance life of 20 additional years.

The roofing solution recommended provides the highest performing wind and hail protection available. The manufacturer will provide bi-annual inspections of the completed roofing assembly, make any repairs necessary for those first 30-years, and provide 24-hour leak response (if one should occur).

The roofing manufacturer will be asked to provide pro-active maintenance seminars and on-site training of the District staff. The District staff will be provided a manufacturers' Maintenance Manual which will be located on-site. The manufacturer will be available to train new staff members for roof inspections during the full 30 years.

The Byers SD maintenance director will periodically and systematically perform visual inspections of the roof conditions within our facility in detail and will (as necessary) recommend repair/maintenance of these systems to be performed.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time, Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

The Byers SD facility was built in 1974 with a major addition constructed in 2001 and houses Pre K-12. The facility has been updated and remodeled over the years to incorporate advanced educational learning systems inside. The exterior of the building is solid construction of brick and concrete block. The roof replacement request applies to the entire facility.

The school district roofs no longer provide adequate waterproofing and thermal protection to the building envelope, its occupants and equipment within.

The roofing areas have degraded beyond a level of preventative maintenance and repair. The district attempted to restore the majority of the roofs with Sprayed Polyurethane Foam roofing in 1998. This system was sold as a "fix-all" roof. The district realizes now that this application merely trapped moisture in the roofing assembly and accelerated degradation of all the systems. In addition, there are roof areas that lack positive drainage slope. Moisture regularly enters the building, which disrupts educational activities, damages property, increases mold-spore generation, and has likely compromised the building structure. The district is severely concerned about possible roof collapse from the trapped moisture, which based on visible rusting of the metal decks, will cause complete roof failure if not addressed.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

\$7,500.00

**CDE Comments:**

THIS PROJECT COULD BE DIFFICULT TO FINANCE DUE TO FINDING COLLATRAL FOR A ROOF.

**Funded FTE Count:** 424.00  
**Assessed Valuation:** 39522500  
**PPAV:** \$93,323.00  
**Bonded Debt:** \$2,005,000.00  
**Total Bonding Capacity:** \$7,904,500.00  
**% of Bonding Capacity Used:** 25.00%  
**Bond Capacity Remaining:** \$5,899,500.00  
**Existing Bond Mill Levy:** 8.5  
**Who Owns the Facility:** District  
**If it's a 3rd Party Explain:**  
 NA  
**Is the Facility in a Lease Purchase Agreement:** No  
**If a Charter School, Where will the Facility Revert To:**

**Bonded Debt Approved:**  
**Year Bond Election Passed:**  
**Bonded Debt Failed:**  
**Year Bond Election Failed:**  
**2010 Bond Election Results:** NA  
**Median Household Income:** \$19,213.00  
**Free or Reduced Lunch %:** 40.27%  
**State Financial Watch:** No  
**Charter School Fund Balance:** NA  
**Charter Authorizer Letter:** No  
**Charter 3 Month Notice:** No  
**Charter Chartered for 5 Yrs:** No  
**Year Built:** 1980

---

**Current Grant Request:** \$980,502.00  
**Current Applicant Match:** \$905,078.00  
**Current Total Project Cost:** \$1,885,580.00  
**Previous Grant Awards:** 0  
**Previous Matches:** 0  
**Future Grant Requests:** 0  
**Future Matches:** 0  
**Total for all Phases:** \$1,714,164.00  
**Cost Per Pupil:** \$3,377.00  
**Cost Per Sq Ft:** \$15.00  
**Red Flags for Discussion:** None  
**Red Flags Explain:**

**Affected Sq Ft:** 107,225.00  
**Master Plan Completed:** No  
**CDE Minimum Match %:** 48  
**Actual Match % Provided:** 48  
**Was a Waiver Required:** N/A  
**Stautory Waiver:**  
**FCI:** 28.92%  
**CFI:** 43.40%  
**Inflation:** 1  
**Historical Significance:** NA  
**Does this Qualify For HPCP:** Not Required

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## SIERRA GRANDE R-30 - Sierra Grande K-12 - Reroof a PK-12 School

### School Name: Sierra Grande K-12

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 2            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 94,557       |
| Replacement Value:           | \$25,966,766 |
| Condition Budget:            | \$8,819,058  |
| Total FCI:                   | 33.96%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$4,340,800  |
| Total RSLI:                  | 19%          |
| Total CFI:                   | 50.7%        |
| Condition Score: (60%)       | 3.20         |
| Energy Score: (0%)           | 2.40         |
| Suitability Score: (40%)     | 3.88         |
| School Score:                | 3.47         |



**Q#110.4** - The roof covering is in poor condition with reported leaks. Score: 2



# SIERRA GRANDE SCHOOL DISTRICT R-30

April 5, 2011

Colorado Department of Education  
Capital Construction Assistance Board

Re: Hardship Request for Reduction of Required Match

Under direction of the Board of Education, I am writing this letter requesting a waiver of the District's required match under the current capital construction guidelines set by the Colorado Department of Education and Building Excellent Schools Today ("BEST"). Sierra Grande School District's configured match percentage of contribution is currently rated and equated at 32 percent (\$370,817) of the overall \$1,158,805 reroofing project. We ask that the state decrease this percentage of contribution by the school district to a 20 percent match of \$231,761 a reduction of \$139,056 in funding for the detailed project.

The need for the facility to be reroofed encompasses protecting the integrity of the building structure and must be addressed to ensure further damage to the facility. Reroofing the areas of the current roof that are failing would begin a rehabilitation of the highest prioritized areas diagnosed through the state facilities assessment. A reduction and waiver in the cost of the District's allocation would allow the District to begin construction planning for the project immediately and reroofing shortly thereafter.

The District has initiated additional funding avenues to support this project and has great confidence that financial assistance from a mill levy override will come to fruition beginning in 2012. Tax receipts gathered from the override would incorporate an additional \$350,000 into the general fund for capital construction and general operations annually. The District is also investigating a QZAB low interest loan or a lease purchase should the mill levy override die from a lack of support and is receiving professional advice from Stifel Nicolaus in this matter.

Regardless of acquired funding from the BEST grant, a reduction in the match requirement, or the failed attempt of a mill levy override, the District will move forward in establishing a greater fund balance reserve to address capital construction initiatives that will alleviate potential structural problems that will inevitably occur without the reroofing. The ability to acquire BEST funding however would allow the District the ability to address the total reroofing of the area specified in the project.

Attached to this letter is additional information that is offered in support of the District's desire for a reduction in the cash match as required by BEST legislation. We ask that the request for reduction to the District's matching funds be given full support by the Selection Committee. We recognize and understand that funding such a project solely through the use of the general fund would place an enormous hardship on the District and would not be financially prudent due to the shortfall in state revenues.

We appreciate your consideration and the efforts placed forth by the Capital Construction Committee in the support of capital construction initiatives and improvements throughout the State of Colorado

Respectfully submitted

Superintendent

## Sierra Grande Data Related to Waiver Request

### COUNTY AND DISTRICT DATA

Sierra Grande resides in one of the poorest counties in the state. In fact, nearly 27 percent of Costilla County residents live in homes with incomes below the national poverty level. This number is nearly three times the Colorado statewide number. More than 10 percent of Costilla County residents live in homes with an average income below 50 percent of the poverty level, nearly twice the number or average in Colorado.

### District's Assessed Valuation and Tax Receipts Reliance

Due to the State Budget Year dating from July 1 through June 30, the district does not receive the majority of funding revenues until the last three months of the year which has created a hardship in cash flow. The district borrows money annually from the state to make payroll and pay our bills.

|       | <u>Assessed Valuation</u> | <u>Tax Receipts</u> | <u>State Share</u> | <u>Loans</u>  |
|-------|---------------------------|---------------------|--------------------|---------------|
| 08-09 | \$46,928,297              | \$1,405,856         | \$1,235,212        | \$332,201     |
| 09-10 | \$61,937,187              | \$1,676,786         | \$944,234          | \$474,839     |
| 10-11 | \$64,891,117              | (p) \$1,689,057     | (p) \$769,039      | (p) \$222,170 |

### Percentage of Students Enrolled in District who are eligible for Free and Reduced Lunch

The percentage of students that qualify for Free and Reduced Lunch are extremely high in comparison to the state average. This is due to high number of socio-economically disadvantaged families that live in the district. 80% of the students in the district currently qualify and this number has remained consistent between 70-80% for the last five years.

|       | <u>Free and Reduced State Average</u> | <u>Free and Reduced Sierra Grande Average</u> |
|-------|---------------------------------------|---|
| 07-08 | NR                                    | 78%   |
| 08-09 | NR                                    | 77%   |
| 09-10 | 45.9%                                 | 81%   |

### District Debt

The district's has encumbered little debt over the last decade due to the inability of capital to invest in capital construction initiatives. Besides the construction of a 3,000 sq. ft. preschool in 2008, the district has made no renovations to sustain an aging facility since 1996. The District debt includes

| <u>District Indebtedness</u> | <u>Debt Balance</u> | <u>Date Retired</u> |
|------------------------------|---------------------|---------------------|
| General Obligation Bond      | \$1,574,000         | Dec/2015            |
| Lease Purchase               | \$76,000            | June/2012           |

### Capital Reserve

Capital Construction improvements to the district facilities have been few due to a shrinking fund balance. The district has made minimal improvements to the upkeep of the overall facility in areas such as transportation, boilers/heating system and communication. A history of capital reserve spending includes

|       | <u>Area/Improvement</u>           | <u>Capital Reserve Expenditures</u> |
|-------|-----------------------------------|-------------------------------------|
| 07-08 | Facility Upkeep                   | \$180,705                           |
| 08-09 | Preschool and Facility Upkeep     | \$89,352                            |
| 09-10 | Transportation/HVAC               | \$190,833                           |
| 10-11 | Transportation/Tech/Communication | (p) \$210,300                       |

**Bond History**

The district sought voter approval in 1996 to acquire a general obligation bond for a renovation and addition to the facility. The General Obligation Bond's principal and interest of \$3,387,973 was financed from tax receipts assessed through a bond redemption fund. The following data reveals the history, remaining debt, assessed mills, and fund balance reserve.

|       | <u>Mills</u> | <u>Payment</u> | <u>Indebtedness</u> | <u>Fund Balance Reserve</u> |
|-------|--------------|----------------|---------------------|-----------------------------|
| 07-08 | 6.5          | \$295,233      | \$2,016,142         | \$1,240,263                 |
| 08-09 | 6.3          | \$296,733      | \$1,779,967         | \$1,267,614                 |
| 09-10 | 5.1          | \$297,808      | \$1,641,608         | \$1,263,027                 |
| 10-11 | 5.1          | \$302,908      | \$1,574,181         | \$1,273,181                 |

The District plans to seek voter approval in November 2011 to retire the debt in December of 2011 and transfer the 5.1 mills to the General Fund Mill Levy to be used for capital construction improvements and general operations of the district. Based on current assessed valuation the 5.1 mills will generate just under \$350,000 annually to the General Fund. These additional funds will assist the district in providing matching funds for competitive grants such as the BEST project proposal.

**General Fund History/Reserve Uses**

The Board of Education has worked diligently to increase the General Fund Balance by reducing expenditures. The District has reduced expenditures and increased the General Fund Balance through reductions in administration and staffing. The goal of the District is to build an emergency reserve that will alleviate the need for borrowing funds from the state and be large enough to make payroll and pay outstanding debts for the period of three months. The following is a history of the ending fund balances for the last three years, a projection for the current year, and a history of the reduction of district expenditures for three years.

|       | <u>Ending Fund Balance</u> | <u>District Expenditures</u> |
|-------|----------------------------|------------------------------|
| 07-08 | \$385,171                  | \$2,779,428                  |
| 08-09 | \$466,591                  | \$2,740,313                  |
| 09-10 | \$532,930                  | \$2,631,803                  |
| 10-11 | \$560,000 (p)              | \$2,500,000 (p)              |

**Relevant Factors for Waiver Request Rationale**

Sierra Grande School District deserves a reduction in the requested waiver for several reasons. As you can see, with the dramatic increase in assessed valuation the district is running into a cash flow problem. At the end of March of the current fiscal year, the district has received only 47% of the projected revenue. This is the revenue picture after nine months of the current budget year. I say projected because due to the rise in assessed valuation the district finds itself more reliant on local property taxes, and in the rough economic times we are facing in our county and state this leaves a very uncomfortable feeling about using general funds to invest in areas of capital construction. The District does not wish to use the bulk of the General Fund Balance as a match due to this reason.

Another reason the District request a reduction in the match towards the BEST grant is that our ability to borrow funds annually from the State of Colorado in the future is in question. The Governor and Legislature have already discussed the possibility of charging interest or doing away with the program altogether. The District recognizes the importance of building a large enough fund balance to weather the months where loans from the State of Colorado may not be available.

We understand the importance of replacing an aging roof and the District has never backed down from renovating needed areas within the District Facility. Renovations over the last four decades show a proven track record of the District efforts to maintain a facility that is conducive to learning. The District should not be penalized for the efforts of our community to maintain a facility that does not need replaced, but should be rewarded with a reduction in the matching cost to uphold the facilities structural integrity.

Last, but not least, the District deserves a reduction in the required match for the BEST grant because frugal practices are in place that have reduced expenditures and increased the General Fund Balance. These practices show the ability and reserve of the District Leadership to build a sound financial plan for the future. We understand however that there is cost to reducing expenditures and that building a stronger General Fund Balance unfortunately may have a cost associated with the District's overall ability to educate children in a healthy, safe, and stimulating environment.



# CDE BEST FY11-12 Grant Application Summaries

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

**Sort Order #:** 1.5

**County:** COSTILLA

**Applicant Priority #** 1

**Project Title:** Reroof a PK-12 School

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

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

The Sierra Grande School has served the community since 1956; experiencing roof problems for years. While repairing common leaks is a solution, the school has roof systems where leaks cannot be repaired, pinpointed or remedied. Additions and remodels have occurred in the past to incorporate advanced educational learning systems within. Some have impacted /encapsulated the roof assemblies.

The structure contains both Flood and Gravel Built-Up Roofing (classroom areas) and a Metal Panel Roofing System ("MPRS") over framing; some have been in service for nearly 55-years.

The 1956 Flood & Gravel BUR (approx. 20% of the roof) demonstrates nearly flat slope conditions, no overflow drainage support and no walkway protection. This BUR was applied to ½-inch perlite recovery board, bonded to wood roof decking and steel joist framing. Moisture has penetrated the roof decking substrate that will need to be evaluated at roofing demolition; saturated or decayed decking would be replaced. Steeper tapered insulation and overflow drains will be added to improve storm water management.

The 1956 MPRS (approx. 55% of the roof) is over the main gymnasium and surrounding areas. With a 1990 addition, roof planes were added for larger athletic/academic needs. Galvanized, pressed and shop fabricated MPRS were used, yet the panel slopes were reduced; impacting the roof performance. The combination of both wind and drift accumulating snow has compromised the roof joints. They simply cannot resist the high level of water intrusion; an application of sprayed polyurethane foam "SPF" was applied to unify these two roofs. We summarize that this SPF layer was to improve weather resistance. However, it too has failed and water intrusion remains a major problem.

The last 1996 addition was for academic and administrative areas to the school. They were roofed with a pre-finished MPRS (Decks #1A, #1B and #4); these have lateral seams perpendicular to slope which can be a source of moisture intrusion. Continuous panels should have been used for the weather environment typical of this site.

Built in 1993, is the pre-engineered metal structure (Technical Lab Area). The MPRS is a galvanized, pressed and shop fabricated metal secured directly to the supporting structure framing with blanket insulation below. The panels have both longitudinal and lateral lap seams sealed with a butyl sealant (not for 35 years of protection) that has over the decades of weathering cycles simply dried out allowing moisture intrusion.

This MPRS roof has adequate slope and are in sound condition, but the sealant cannot protect the envelop. Sealant at the MRPS terminations (building's ridge, lateral panel seams, mechanical penetrations, etc.) must be removed and replaced. The repair; using material comprised of 100% solids will extend the roof service life for another five years. However, a long term solution remains necessary for roofing.

Many of these roof assemblies are holding/transferring moisture within their construction. The school experiences a number of independent roof leaks scattered throughout the building after measurable rainfalls or snow melts; the sheer lack of measurable moisture has been a benefit to the building. A major concern will be the condition of the decking material with respect to decay, rust and mold spore generation. The risk of roof failure can increase with continued deck degradation combined with a large static or drift snow load possible.

Limited roofing tear off and overlay of new systems will improve the schools vital Health Safety and Welfare conditions. It will also increase overall energy efficiency and provide the school with the longest lasting, weather-resistant roofing system available.

**Issue: Roof**

### **Deficiencies Associated with this Issue:**

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

- Many of the fourteen (14) roof planes are currently compromised by age or poor design and can no longer adequately protect the building occupants and equipment.
- Several roof areas lack adequate slope to shed water and snow from surface to drains.
- The lack of design continuity has created opportunity to significant snow drift accumulation and water intrusion.
- Lateral roof panel seams and sealant shrinkage have resulted in failure of the roofing surface's water resistance ability. The extreme thermal expansion/contraction this roofing surface can encounter was not adequately addressed.
- Areas sprayed with SPF were presumed leaking prior and this surface material application.
- Moisture intrusion of the roofing assembly may lead to possible mold spore growth within the building environment.
- The Tech Lab Building is a pre-engineered structure built in 1993. The roof has several ongoing leaks; the result of joint sealant material (a Butyl material that was not 100% solid) that has dried out and shrunk in volume leaving wind driven rain opportunity to enter the building.

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

The original flood and gravel BUR will be replaced with a new 30-year warranted assembly including proper tapered insulation and overflow roof drains. The BUR roofing assemblies are to be removed down to core building structure; said structure will be inspected and any water damaged decking replaced. The BUR system with flood and gravel coating provides 300 mils of thickness and redundant layers of waterproofing.

The metal panel roofing assemblies will be recovered with new single length (rolled on-site) metal panels, independently secured to the existing building structure. This can be performed with limited removals and loss of weather protection during installation.

Replacement of these roofing planes will warrant the renovation of several existing mechanical equipment positions. Those affected will be raised and a minimum curb height of 12-inches will be achieved. Upon completion, all roof equipment will be adequately curb-supported and flashed to protect the water resistive integrity of the curb flashing.

The majority of the roofs on the school presently have code minimum insulation. The new roofing system(s) will obtain all insulation values and meet or exceed IBC and IECC Code and if budget conditions warrant, additional insulation will be incorporated to exceed those minimum values. The system contains a recycled content of 33% and contributes to LEED principles.

The new roofing assemblies proposed will be designed and installed throughout the structure and the proposed designs will protect/warrant the building envelop for a minimum of 30-years and can provide performance characteristics of 40 years; meeting and exceeding both the requirements of published NRCA guidelines, IBC, IECC and aligning with CDE's philosophy of long lasting systems. Review and acceptance of manufacturer shop drawings, wind and drainage calculations, and taper designs will be completed prior to installation commencement.

### **How Urgent is this Project:**

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

This intrusion can lead to further damage to the structural decking and potential framing failure. Moisture intrusion may also lead to possible mold spore generation within the building construction. Both of these would be catastrophic to the occupants and equipment being protected by these roofing assemblies.

**What is the Cost Associated with this Issue:** \$1,158,805

### **How Does this Project Conform with the Construction Guidelines:**

Our grant request proposes to return the existing construction back to PSCG conformity under Sections 1.2.1, 3.1, 3.2, 3.2.1, 3.2.1.6, 3.2.1.8, 6.1 and 6.3.

Sec. 1.2.1 Portions of the Sierra Grande School building have several deficiencies applicable to the health, safety and environmental codes and standards as required by state and federal law. Water intrusion, maintenance of structural integrity and Indoor Air Quality are all significant areas of concern.

Sec. 3.1 Portions of the Sierra Grande School building do not have a sound roofing system. Moisture intrusion, wind exposure are compromised.

Sec. 3.2 Portions of the Sierra Grande School building do not have a weather tight roofing system that adequately protects the building occupants and property nor (in some areas) does it allow all water to positively drain off the roof surfaces.

Sec. 3.2.1.1 New BUR roofing assemblies will be installed on portions of the Structure that will protect the building's occupants and property within. Said roofing will protect for a minimum of 30-years to meet/exceed the requirements of published NRCA guidelines and building code requirements.

Sec. 3.2.1.6 The existing MPRS (over the main school) are no-longer weather resistant to protect the building and its occupants. The existing MPRS will be re-used where practical as a decking substrate for new panels. The new panels will be field formed/fabricated to full length spans and designed for local climate challenges. The new roofing will protect for a minimum of 30-years to meet/exceed the requirements of published NRCA guidelines and building code requirements. For the existing Industrial Arts Building, new sealant repairs within the roof panel joint connections will improve the weather ability of the roofing assembly and resist water/wind intrusion, extending the service life of this metal roofing assembly.

Sec. 3.2.1.8 The existing sprayed polyurethane foam (SFP) will be removed from primary use as a weather protection layer, but will remain as a concealed insulation support product. Where necessary for new structure installation, this product will be completely removed from the roofing construction..

Sec. 6.1 These proposed improvements to the existing roofing assemblies will extend the service life of the Structure and protect the students, staff and property. This structure remains a vital part of the local community; is not identified for replacement in any projected short or long term span and must be kept in good / working condition.

Sec. 6.3 These new improvements of the roofing assemblies will reduce moisture transfer and reduce potential for certain long term deficiencies in the school building structure. Limited building code improvement will be further achieved relative to overflow storm water management.

**How Does the Applicant Plan to Maintain this Project if it is Awarded:**

The Sierra Grande SD maintenance director will periodically and systematically perform a visual observation of the roof conditions within the facility in detail and will (as necessary) recommend repair/maintenance of these systems be performed.

In addition, our roofing solution will provide a 30-year watertight warranty (issued from the manufacturer) providing regionally adequate wind and moisture protection. The manufacturer will also provide bi-annual inspections of the completed roofing assembly and make any repairs necessary for those same 30-years.

The Sierra Grande SD will allocate \$5,000.00 (annually) in Capital Renewal Funds for future roof replacement efforts at this facility.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time, Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

The Sierra Grande ES / Jr/Sr HS facility was built in 1956 with a several additions constructed in 1990, 1993 and 2008 and renovations performed in 1996. District budget prohibits the complete building from consideration with respect to this BEST Grant request. Roof Decks #1A, #1B, #4, #9, #10, #13 and #14 (approximately 22000 gsf) are not part of this effort. The district personnel performs regular maintenance on this building however, the level of maintenance necessary for these failed roof assemblies far exceeds traditional staff and funds available.

The roof areas in question can no longer provide adequate moisture and thermal protection to the building envelop, its occupants and equipment within.

Nearly 100% of the roofing areas have exceeded their warranty period and have degraded beyond a level of preventative maintenance and repair. Moisture regularly enters the building, disrupting education activities, damaging property and potentially compromises the building structure and potential for mold spore generation.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

\$5,000.00

**CDE Comments:**

**Funded FTE Count:** 246.00  
**Assessed Valuation:** 64891117  
**PPAV:** \$264,322.00  
**Bonded Debt:** \$1,670,000.00  
**Total Bonding Capacity:** \$12,978,223.00  
**% of Bonding Capacity Used:** 13.00%  
**Bond Capacity Remaining:** \$11,308,223.00  
**Existing Bond Mill Levy:** 5.1  
**Who Owns the Facility:** District  
**If it's a 3rd Party Explain:**  
 NA  
**Is the Facility in a Lease Purchase Agreement:** No  
**If a Charter School, Where will the Facility Revert To:**

NA

**Current Grant Request:** \$945,330.32  
**Current Applicant Match:** \$236,332.58  
**Current Total Project Cost:** \$1,181,662.90  
**Previous Grant Awards:** 0  
**Previous Matches:** 0  
**Future Grant Requests:** 0  
**Future Matches:** 0  
**Total for all Phases:** \$1,158,805.00  
**Cost Per Pupil:** \$4,562.00  
**Cost Per Sq Ft:** \$14.00  
**Red Flags for Discussion:** Waiver request  
**Red Flags Explain:** Partial Waiver Request

**Bonded Debt Approved:**  
**Year Bond Election Passed:**  
**Bonded Debt Failed:**  
**Year Bond Election Failed:**  
**2010 Bond Election Results:** NA  
**Median Household Income:** \$11,981.00  
**Free or Reduced Lunch %:** 77.38%  
**State Financial Watch:** No  
**Charter School Fund Balance:** NA  
**Charter Authorizer Letter:** No  
**Charter 3 Month Notice:** No  
**Charter Chartered for 5 Yrs:** No  
**Year Built:** 1958

**Affected Sq Ft:** 78,130.00  
**Master Plan Completed:** No  
**CDE Minimum Match %:** 32  
**Actual Match % Provided:** 20  
**Was a Waiver Required:** Yes  
**Stautory Waiver:**  
**FCI:** 37.54%  
**CFI:** 56.00%  
**Inflation:** 2  
**Historical Significance:** Yes-Granted Exemption  
**Does this Qualify For HPCP:** Not Required

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## LEWIS-PALMER 38 - Lewis-Palmer MS - MS Roof Replacement

### School Name: Lewis-Palmer MS

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 117,265      |
| Replacement Value:           | \$31,077,173 |
| Condition Budget:            | \$8,223,606  |
| Total FCI:                   | 26.46%       |
| Energy Budget:               | \$41,043     |
| Suitability Budget:          | \$3,158,900  |
| Total RSLI:                  | 21%          |
| Total CFI:                   | 36.8%        |
| Condition Score: (60%)       | 3.17         |
| Energy Score: (0%)           | 2.31         |
| Suitability Score: (40%)     | 3.83         |
| School Score:                | 3.43         |



**Q#110.4** - The roof covering is in poor condition with reported leaks. Score: 2

# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** LEWIS-PALMER 38

**Sort Order #:** 1.5

**County:** EL PASO

**Applicant Priority #** 1

**Project Title:** MS Roof Replacement

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

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

Lewis Palmer School District (LPSD) is requesting BEST Capital Construction Assistance grant to complete a roof replacement project for Lewis Palmer Middle School (LPMS). Grant monies are requested due to a damaged and failing EPDM rubber membrane roof. The rubber membrane is gaping, bridging and has failing seams. Seam repair and patches are no longer sufficient or effective and water is entering the facility.

LPMS is the only middle school in LPSD. The facility current serves 837 7th and 8th grade students and 80 staff members. LPMS is one of our largest facilities with one of the largest staff and student populations. This facility will remain a viable building regardless of reconfiguration or district restructuring.

The LPMS facility maintenance projects are incorporated in the LPSD maintenance program and in the School Dude software program. All LPSD maintenance and repairs are planned, scheduled, budgeted and tracked in the School Dude software program and in LPSD maintenance detail system. Repairs and maintenance are performed by LPSD Facilities and Maintenance Department or by approved contracted vendors. The Operations Advisory Committee, a volunteer group of community constituents with expertise in budgeting and engineering also oversee the maintenance and repair plans for LPMS and LPSD facilities. Additionally, the Chief Financial Officer/ Assistant Superintendent of Operations supervises the LPSD maintenance plan to ensure a comprehensive system for all district projects and facilities.

LPSD will provide the total match for the roof replacement project. The cost of total roof replacement would cause a backlog of high priority health and safety projects beyond what is prudent.

LPSD has asked for local funding 3 times in the past five years. All 3 ballot questions have failed. LPSD Reserves less TABOR, catastrophic contingency required by our BOE and contractual obligations leave our spendable reserves at 1.9 MIL which has been allocated to help offset the state budget cuts for the 11/12 and 12/13 school years. We are currently on the State Auditor's list for spending down reserves too quickly.

## Issue: Roof

### Deficiencies Associated with this Issue:

The Lewis Palmer Middle School (LPMS) EPDM rubber membrane roof is actively failing. There are leaks throughout the facility. There are tears, gaps, cracks and bridging (pulling) in the membrane. As a result, water is entering the building in a number of locations. Evidence of failure has been confirmed by the CDE assessment and by separate roof consultations (enclosed). The common recommendation is roof replacement and that repair is no longer a viable option. Catastrophic failure is a possibility if the roof is not replaced. Failure could result in severe damage to the facility with significant health and safety risks to students and staff.

The CDE assessment, independent roof consultation, and LPSD Facility and Maintenance records concur with the roof deficiency. The roof is near the end of its service life but is additionally compromised due to decomposition and shrinkage. The roof covering is a EPDM rubber membrane with seams sealed with adhesive. The entire roof is ballasted with river rock. The roof area is approximately 80,000 square feet. The membrane has shrunk significantly over the entire roof causing cracks, holes and tight areas. The seams have pulled at the roof to wall intersections. The bridging (pulling) around the perimeter is severe. The bridging is up to a 45-degree angle in areas. This leaves the perimeter of the building unprotected. The membrane no longer touches the roof in those areas, leaving the top of the facility unprotected. Base flashing is open in spots. There are active leaks in classroom areas, lobby, office areas and cafeteria. Approximately 16 ceiling tiles are replaced per month due to water damage. Additional tiles are damaged but are not replaced due to location and accessibility. Additionally, there is a severe leak in the computer server



room. Data loss, equipment damage and fire are a concern. Mechanical systems on the roof are at risk should severe wind pull the membrane up and dislodge those systems. Leaks continue and worsen as moisture increases. Safety and health concerns include; mold, mildew and structural integrity.

The roof no longer protects the facility and cannot be repaired adequately. Without a serviceable and watertight covering for the building, the only recommended course of action to prevent catastrophic failure is roof replacement.

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

The deficient roof at Lewis Palmer Middle School will be corrected by replacing the current EPDM rubber membrane roof with a new 60 to 90 ml gauge EPDM rubber membrane roof.

The 60 to 90 ml membrane is recommended for our geographic area and severe climate. The desired warranty of 20 to 30 years requires a minimum 60ml gauge membrane. The new EPDM roof system will be ballasted optimizing the life of the roof membrane with added protection against harsh climate, heavy sun exposure and temperature fluctuations.

The current ballast system will be removed, relocated and reserved for reuse on the new roof. The EPDM membrane will be removed and replaced. The roof will be adhered according to specifications and roof design, as designated by the roofing consultant. The condition of the current insulation will be evaluated upon removal of the membrane. If current insulation is deemed adequate according to specifications, no additional insulation will be added. If additional insulation is recommended, the insulation will be supplemented. Removal of the membrane should not affect the integrity of the existing insulation however; additional insulation may be required upon inspection. The ballast system will be supplemented if deemed necessary by specifications.

A roof consultant, engineer and or architect chosen to complete the project will determine the roof specifications and design. The roof replacement project will meet specifications and requirements within the roof design. The roof consultant, and or architect will be chosen through competitive process in accordance with the BEST program.

#### **How Urgent is this Project:**

The roof at Lewis Palmer Middle School (LPMS) is no longer sufficiently protecting the facility and the problem continues to worsen. Water is entering the building from the roof, compromising safety of the facility. Seasonal moisture and severe weather cycles greatly increase the potential for failure as time passes. Increased damage to walls and ceiling tiles due to moisture and decomposition continue to exacerbate the problem, further weakening walls and tiles. Carpeting will continue to be effected by moisture, creating an environment for mold, mildew and bacteria. The overall structural integrity and the health of the building are at risk should roof replacement not occur quickly.

LPMS is located on the Continental Divide and Monument Hill thus; we experience large amounts of snow as well as severe freeze thaw cycles. High winds are present year round. These conditions continue to increase potential for damage. Holes, gaps and tears in the lining paired with the high winds and extreme temperatures will further degrade the membrane increasing the chance of catastrophic failure as time passes. High winds can rip a membrane off of a roof causing severe damage to the facility and its mechanical systems located on the roof.

☐

Roof evaluation indicates that repairing is not a recommended or viable option and that the current roof is at the end of its life, is in failure and should be replaced very soon.

Lewis Palmer School District does not have funds to complete the roof replacement. Catastrophic failure would cause sections of the facility or the entire facility to be closed. LPMS is one of the largest facilities in our district and currently houses our only middle school. We have no available facility that can accommodate the students and staff, should catastrophic failure occur.

**What is the Cost Associated with this Issue:** \$735,050

#### **How Does this Project Conform with the Construction Guidelines:**

The current state of the Lewis Palmer Middle School roof demonstrates non-conformance with Section 2 of the Capital Construction Assistance Public School Facility Guidelines. The specific guidelines under section one which indicate non-conformance include; 3.1-Sound Building Structure Systems, 3.2 Weather tight roof that drains water positively off the roof and discharges water away from the building. The roof is categorized as a low sloping roof under section 3.2 and specifically 3.2.1.2 as an EPDM roof.

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

LPSD Facilities and Maintenance department will maintain the roof. The Facilities and Maintenance checks roofs on each structure at a minimum, every 6 months and as needed following storms, high winds etc.

Labor costs for routine maintenance and scheduled repairs are predicted and entered into the LPSD software system and work order cycle to ensure sufficient funds and appropriate scheduling for the project. Roof maintenance will be completed by the LPSD Facilities and Maintenance every 6 months and as required by product warranty guidelines.

LPSD maintenance software system automatically generates work orders for the scheduled maintenance, warranty requirements and any repairs of the roof. All costs and schedules are entered into software system and LPSD Maintenance schedule. The Facilities and Maintenance Department is responsible for all scheduled maintenance. Repairs and all other maintenance outside the scope of the LPSD Facilities and Maintenance will be performed by approved vendors.

The life of the new roof is at least 20 to 30 years. Upon replacement of the roof, price of replacement will be incorporated into the forecasted budgeting tool via the Planning Direct Component School Dude software. School Dude spans multiple years therefore, funds for the roof will be allocated through the life of the roof. LPSD uses School Dude software to track and prescribe maintenance for all building and systems. Life expectancy, function, budget, repairs and maintenance are all tracked district wide as well as by individual school.

An independent, Operations Advisory Committee monitors maintenance of all LPSD facilities. They will review the roof replacement project. This volunteer committee is made up of engineers, architects as well as financial planners who are interested in ensuring the proper care and maintenance of LPSD facilities.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time, Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

LPMS is in poor condition as this facility has numerous health and safety issues and major maintenance concerns such as the failing and leaking facility roof. Interior damage and risk of catastrophic failure are of concern.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

N/A

**CDE Comments:**

|  |                 |                                     |                 |
|--|-----------------|-------------------------------------|-----------------|
| <b>Funded FTE Count:</b>                                       | 5,817.00        | <b>Bonded Debt Approved:</b>        | \$57,000,000.00 |
| <b>Assessed Valuation:</b>                                     | 464087230       | <b>Year Bond Election Passed:</b>   | 06              |
| <b>PPAV:</b>   | \$79,781.00     | <b>Bonded Debt Failed:</b>          | \$63,295,000.00 |
| <b>Bonded Debt:</b>  | \$83,449,967.00 | <b>Year Bond Election Failed:</b>   | 04,04           |
| <b>Total Bonding Capacity:</b>                                 | \$92,817,446.00 | <b>2010 Bond Election Results:</b>  | NA              |
| <b>% of Bonding Capacity Used:</b>                             | 90.00%          | <b>Median Household Income:</b>     | \$33,575.00     |
| <b>Bond Capacity Remaining:</b>                                | \$9,367,479.00  | <b>Free or Reduced Lunch %:</b>     | 8.62%           |
| <b>Existing Bond Mill Levy:</b>                                | 16.18           | <b>State Financial Watch:</b>       | No              |
| <b>Who Owns the Facility:</b>                                  | District        | <b>Charter School Fund Balance:</b> | NA              |
| <b>If it's a 3rd Party Explain:</b>                            |                 | <b>Charter Authorizer Letter:</b>   | No              |
|  |                 | <b>Charter 3 Month Notice:</b>      | No              |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No              | <b>Charter Chartered for 5 Yrs:</b> | No              |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                 | <b>Year Built:</b>                  | 1995            |

N/A

|                                    |              |                                    |              |
|------------------------------------|--------------|------------------------------------|--------------|
| <b>Current Grant Request:</b>      | \$420,497.10 | <b>Affected Sq Ft:</b>             | 80,000.00    |
| <b>Current Applicant Match:</b>    | \$513,940.90 | <b>Master Plan Completed:</b>      | Yes          |
| <b>Current Total Project Cost:</b> | \$934,438.00 | <b>CDE Minimum Match %:</b>        | 55           |
| <b>Previous Grant Awards:</b>      | 0            | <b>Actual Match % Provided:</b>    | 55           |
| <b>Previous Matches:</b>           | 0            | <b>Was a Waiver Required:</b>      | N/A          |
| <b>Future Grant Requests:</b>      | 0            | <b>Stautory Waiver:</b>            |              |
| <b>Future Matches:</b>             | 0            | <b>FCI:</b>                        | 26.46%       |
| <b>Total for all Phases:</b>       | \$849,489.00 | <b>CFI:</b>                        | 36.80%       |
| <b>Cost Per Pupil:</b>             | \$878.00     | <b>Inflation:</b>                  | 10           |
| <b>Cost Per Sq Ft:</b>             | \$10.00      | <b>Historical Significance:</b>    | NA           |
| <b>Red Flags for Discussion:</b>   | None         | <b>Does this Qualify For HPCP:</b> | Not Required |
| <b>Red Flags Explain:</b>          |              |                                    |              |



# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## KIOWA C-2 - Kiowa ES/HS - Site Work and Roof Replacement

### School Name: Kiowa ES/HS

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 74,530       |
| Replacement Value:           | \$19,746,320 |
| Condition Budget:            | \$6,780,985  |
| Total FCI:                   | 34.34%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$2,959,800  |
| Total RSLI:                  | 30%          |
| Total CFI:                   | 49.3%        |
| Condition Score: (60%)       | 3.48         |
| Energy Score: (0%)           | 2.88         |
| Suitability Score: (40%)     | 4.18         |
| School Score:                | 3.76         |



**Q#34** - Yes the water mostly drains away from the building. Score: 3 **Q#110.4** - The roof covering is in poor condition with reported leaks. Score: 2

# CDE BEST FY11-12 Grant Application Summaries

|   |                                     |   |   |
|---|-------------------------------------|---|---|
| <b>Applicant Name:</b>                      | KIOWA C-2                           | <b>Sort Order #:</b>                                  | 1.5   |
| <b>County:</b>                              | ELBERT                              | <b>Applicant Priority #</b>                           | 1   |
| <b>Project Title:</b>                       | Site Work and Roof Replacement      |   |   |
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fire Alarm | <input checked="" type="checkbox"/> Roof              | <input type="checkbox"/> Water Systems      |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting   | <input type="checkbox"/> School Replacement           | <input type="checkbox"/> Window Replacement |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA        | <input type="checkbox"/> Security                     | <input type="checkbox"/> New School         |
| <input type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> HVAC       | <input checked="" type="checkbox"/> Facility Sitework | <input type="checkbox"/> LandPurchase       |
| <input type="checkbox"/> Energy Savings     | <input type="checkbox"/> Renovation | <input type="checkbox"/> Project Other Explain:       | N/A   |

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

Our application is divided by two projects: 1. Roof repair, and 2. Site work (correction of drainage problems). 1. The elementary and adjacent gym roofs leak after most precipitation events. Given the EPDM nature of the roofs, it is difficult for us to find the source. Most classrooms get wet, and water travels down the walls, between the outside masonry and the dry wall. 2. There is a 1000+ acre drainage area just east of the high school. When the water reaches the high school, it has nowhere to go but against the foundation. Earthen berms retain water, downspouts are buried, and drainage water flows have been compromised by various construction projects over the years. Once the water reaches the school foundation, it is trapped.

### Issue: Site Work

#### Deficiencies Associated with this Issue:

Once we get the gutter and downspout performing properly, the water still has no way of leaving our site. Landscaping timbers on the berm help to hold in water on both the north and south sides of the school. A sidewalk was added to the front of the school on the south side and it has raised the elevation from the exit doors, so that water pools by these fire escape doors and flows into the classrooms. If the sidewalk were removed, the parking lot on the south side has a crown on the pavement that is still higher than the drainage ditch just to the south of that. Once landscaping changes are made, water can reach the drainage ditch, but they are all silted in except by the front of the elementary school. On the north side of the high school, a gravel parking lot with parking barriers, and a cemented in area for trash bins have compromised the water flow going to the west. Further, erosion is occurring where football players run from the football field to the gym. Their cleats are destroying the grass down a steep hill to the entrance of the gym which is near their locker room.

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

The sidewalk and crown in the parking lot roadway must be dealt with, either allowing surface flows (less likely) or drainage under the berm, lawn, and parking lot roadway. Once this occurs, there is still not good drainage through the drainage ditch flowing west off the property. Most contractors have recommended the ditches be dug out and then cemented in with a V-shaped pan. Rip rap would be needed at the east end and possibly the west end to slow down the water flow from the 1000+ acres of watershed above the school district. All disturbed areas would need to be reseeded. See 5.1.3: We are to have facilities that provide responsible storm water management & treatment design.

#### How Urgent is this Project:

In 2006 we had a rain event that took out part of the elementary parking lot, the elementary bridge, and nearly a trailer home on the property adjacent to the school. This was repaired by the school for almost \$200,000. In July of 2010, we had another severe rain event during which water entered nearly every room in the high school through doors, into the high school cafeteria and gym through the roof and into all perimeter and most office areas of the elementary through the roof. We paid for people to come and extract the water from carpets, use anti-mold cleaning agents, and replaced carpeting in three classrooms. This is a critical repair.

**What is the Cost Associated with this Issue:** \$340,921

### Issue: Roof

#### Deficiencies Associated with this Issue:

All 14 classrooms around the perimeter of the elementary school experience water coming through their ceiling tiles or down their exterior walls during most precipitation events. These classrooms keep buckets to place on the floor or in the ceiling tiles where water generally leaks in. If there is a big water event, our maintenance staff comes in during off hours to ensure that the buckets do not overflow. We always try to correct the leaking at the spot where we identify it, but they almost always reappear in the same location or another. This is because water can travel for many feet on the flat surface of the roof before it locates a weak spot. Therefore, we are never able to locate the source or sources of leaks. Some water also drains down into the walls between the exterior concrete and the interior drywall.

The high school has downspouts that no longer drain through troughs in the ground. The entire gutter system is sub-standard. The water load from the roof is often too great for the gutter and downspouts. What happens then is that the water overflows the gutters like a waterfall off the building.

**Proposed Solution to Address the Deficiencies Listed Above:**

A roof consultant notes that the elementary/gym roof has one year remaining to reach a full service life of 15 years, though the roof only had a ten-year warranty. There are signs of shrinking. They recommend a 90 mil EPDM roof instead of the current 45 mil thickness which is the lowest thickness membrane available. This matches the requirement of 3.2 which states, "Low slope roofing includes water impermeable, or weatherproof types of roof membranes installed on slopes of less than or equal to 3:12 (fourteen percent)." They also recommend that the gutter and downspouts be replaced on the high school since they are not operable.

**How Urgent is this Project:**

This work must be done to maintain the integrity of the structures. In the elementary, equipment, books, ceiling tiles, and carpeting get wet several times a year. We are not certain as to the amount of damage in the walls though early indications are good for structural stability. Over the gym, the water leaks in around the vents, and has destroyed gym floor finishes and drenched carpeting around the mezzanine. The water that falls on the high school roof cannot leave the foundation, since most of the downspouts are not functional.

**What is the Cost Associated with this Issue:** \$519,750

**How Does this Project Conform with the Construction Guidelines:**

3.3.1.2: Ethylene Propylene Diene Monomer (EPDM): This is the roofing solution offered by most contractors who have looked at our current EPDM roof. One contractor is offering a spray foam application which may be what is referred to in 3.2.1.8.

3.12: "Healthy building indoor air quality (IAQ)" We want to stop water infiltration, thereby helping to maintain a healthy building indoor air quality.

While 2.12 refers more specifically to HVAC, I really couldn't locate what I'm looking for. With wet floors, we have to be careful of bacteria and mold building up. We use moldicides in our cleaning agents for carpet cleaners and have had professionals come in when the job was just too big for our custodial staff.

**How Does the Applicant Plan to Maintain this Project if it is Awarded:**

The Board of Education continues to maintain a transfer into Fund 43 even though the State Legislature has removed this requirement from statute. New administration has prepared a more detailed view of the Capital Reserve Capital Projects fund so that allocated amounts from the General Fund are directed to specific projects. For example, individual vehicle needs are identified, a savings fund for a new running track is identified, technology needs to support a curriculum model is identified, etc.

The Board and Administration are also in the process of using the facility assessment and identifying projects that can be accomplished in the normal budgeting cycles, up to the point where it would no longer be feasible to continue work, but would rather be more appropriate to seek a new building project. This scenario is most likely in the middle school and least likely in the elementary as it relates to our 10 year plan, which has been under development the last few months.

Therefore, an annual component of our budget is a regular set aside for maintenance. This set aside is not as a lump sum, but spelled out by projects; in this case, roof maintenance and drainage maintenance.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time, Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

This is for repair of roofs and correction of drainage issues, not renovation, reconstruction, expansion or replacement.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

NA

**CDE Comments:**

**Funded FTE Count:** 330.00  
**Assessed Valuation:** 28443300  
**PPAV:** \$86,218.00  
**Bonded Debt:** \$1,030,000.00  
**Total Bonding Capacity:** \$5,688,660.00  
**% of Bonding Capacity Used:** 18.00%  
**Bond Capacity Remaining:** \$4,658,660.00  
**Existing Bond Mill Levy:** 5.019  
**Who Owns the Facility:** 3rd Party  
**If it's a 3rd Party Explain:**

1997 Bond to be retired in January 2016

**Is the Facility in a Lease Purchase Agreement:** Yes

**If a Charter School, Where will the Facility Revert To:**

NA

**Bonded Debt Approved:**  
**Year Bond Election Passed:**  
**Bonded Debt Failed:**  
**Year Bond Election Failed:**  
**2010 Bond Election Results:** NA  
**Median Household Income:** \$22,945.00  
**Free or Reduced Lunch %:** 33.24%  
**State Financial Watch:** No  
**Charter School Fund Balance:** NA  
**Charter Authorizer Letter:** No  
**Charter 3 Month Notice:** No  
**Charter Chartered for 5 Yrs:** No  
**Year Built:** 1984

**Current Grant Request:** \$459,754.68  
**Current Applicant Match:** \$634,899.32  
**Current Total Project Cost:** \$1,094,654.00  
**Previous Grant Awards:** 0  
**Previous Matches:** 0  
**Future Grant Requests:** 0  
**Future Matches:** 0  
**Total for all Phases:** \$995,140.00  
**Cost Per Pupil:** \$2,584.00  
**Cost Per Sq Ft:** \$13.00  
**Red Flags for Discussion:** None  
**Red Flags Explain:**

**Affected Sq Ft:** 74,530.00  
**Master Plan Completed:** No  
**CDE Minimum Match %:** 58  
**Actual Match % Provided:** 58  
**Was a Waiver Required:** N/A  
**Statutory Waiver:**  
**FCI:** 34.34%  
**CFI:** 49.30%  
**Inflation:** 5  
**Historical Significance:** NA  
**Does this Qualify For HPCP:** Not Required

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## ROARING FORK RE-1 - Sopris ES - ES Roof Replacement

### School Name: Sopris ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 80,424       |
| Replacement Value:           | \$19,368,117 |
| Condition Budget:            | \$2,468,277  |
| Total FCI:                   | 12.74%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$3,592,700  |
| Total RSLI:                  | 40%          |
| Total CFI:                   | 31.3%        |
| Condition Score: (60%)       | 3.52         |
| Energy Score: (0%)           | 2.71         |
| Suitability Score: (40%)     | 4.24         |
| School Score:                | 3.81         |



**Q#110.4** - The roof covering is in good condition. Score: 4

# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** ROARING FORK RE-1

**Sort Order #:** 1.5

**County:** GARFIELD

**Applicant Priority #** 1

**Project Title:** ES Roof Replacement

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

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

The Sopris Elementary School has served the local community since 1996 and was added to in 2006. The school has experienced significant roof problems for several years; buckets regularly line the corridors and classrooms. While repairing common leaks is a solution, the condition of the original school roof assembly (a ballasted EPDM) makes it difficult to determine, pinpoint and repair this situation. In addition, the linear clerestory structure that plays a significant role in providing the school natural daylight does not have sufficient snow and rain water retention/collection systems to properly remove moisture from the roofing areas.

The ballasted EPDM single ply membrane is loosely laid over polyisocyanurate (rigid insulation) and appears to be adequately sloped to a perimeter/edge scupper system. Some, but not all of the mechanical equipment curbs are tall enough to accept the sometimes heavy snow accumulation we experience; others are simply not tall enough. Adjacent to the clerestory sometimes snow accumulates higher than the window sills and the level of flashing protection does not appear adequate to keep moisture out of the building.

The metal flashing support of the perimeter edges has also been a source of water intrusion. Our harsh mountain weather is degrading and breaking down the metal finish, and there are areas of the coping where connections have failed.

Our maintenance staff has made efforts over the years to locate and repair leaks in our roofing. With the exception of the 2006 addition, the roofing membrane is covered with stone, so locating a leak source is difficult. Even a small membrane puncture can allow moisture to travel and enter the ceiling far from the source.

The metal panel roof system over our clerestories appears adequately sloped to shed both rain water and snow. However, we have seen accumulating snow from the higher panel roof fall and accumulate onto the lower single ply roofing against the wall surface; sometimes above the window sill levels. We are proposing to add snow retention support to hold the snow from sliding and accumulating below. In addition, the flashing details at the base of the roofing do not appear adequate to move rain water and dripping moisture away from the clerestory wall; we are proposing additional flashing and a gutter system.

These roof assemblies are holding/transferring moisture within their construction and it occurs from both snow melt and rainwater. The school regularly experiences a number of independent roof leaks scattered throughout the building; the interruption of moisture entering the building is a problem to both our students and staff. However, its continuation can bring a major concern of the decking material with respect to decay and rust generation. Long term issues with continued deck degradation combined with a large static or drift snow load can increase the risk of roofing failure.

Based on roof observations by several professionals, the roofing needs to be replaced immediately to prevent further damage. Our intended solution will be a limited roofing tear off of the membrane and both the stone ballast and the existing thermal insulation will be salvaged. The stone will be used elsewhere on site. We are proposing a new roofing assembly consisting of new multi-layer modified bitumen asphalt system increasing our membrane protection from 45-mils to nearly 300-mils; increase from one layer of protection to 3-layers. In addition, all of our flashing materials will be replaced.

The resulting roof proposed will offer the District 30-years of moisture protection; the longest lasting, roofing system available.

### Issue: Roof

#### Deficiencies Associated with this Issue:

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

- Many of the roof decks are currently compromised by both age design; can no longer adequately protect the building occupants and equipment as necessary.
- Several roof areas lack adequate detailing to direct water and snow from surface to drains.



- Moisture intrusion of the roofing assembly has lead to damage of both wall and ceiling construction within the building environment.
- Continued moisture exposure of the roof assembly will cause (if not already occurring) damage and decay to the roof decking and structure. Long term decay can lead to possible collapse of the roofing assembly itself under heavy snow load conditions.

**Proposed Solution to Address the Deficiencies Listed Above:**

All ballasted EPDM roofing membranes will be removed and the salvaged thermal insulation and roof decking structure will be inspected. Rusted or damaged decking will be evaluated and replaced if necessary. The majority of the roofs on the school presently have adequate insulation to meet code minimums.

The new roofing system will protect all insulation values and meet or exceed IBC and IECC Code. The modified roofing system with flood and gravel coating providing nearly 300 mils of thickness with redundant layers of waterproofing.

The flood and gravel surfacing provides excellent protection from the harsh mountain Colorado weather and the sometimes intense storms that can frequent this region of the state. The proposed roofing system protects and warrants the building for a minimum of 30-years and provides performance characteristics of 40 years; meeting and exceeding both the requirements of published NRCA guidelines, IBC, IECC and aligning with CDE’s philosophy of long lasting systems. Review and acceptance of manufacturer shop drawings, wind and drainage calculations, and taper designs (where necessary) will be completed prior to installation commencement.

**How Urgent is this Project:**

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

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

**What is the Cost Associated with this Issue:** \$723,651.00

**How Does this Project Conform with the Construction Guidelines:**

Our grant request proposes to return the existing construction back to PSCG conformity under Sections 1.2.1, 1.2.4, 3.1, 3.2, 3.2.1, 3.2.1.1, 3.2.1.2, 3.2.1.6, 3.12, 6.1 and 6.3.

Sec. 1.2.1 The Sopris Elementary School (“Sopris ES”)structure has several deficiencies applicable to the health, safety and environmental codes and standards as required by state and federal law. Significant water intrusion, maintenance of structural integrity and ability to maintain high Indoor Air Quality are all significant areas of concern.

Sec. 1.2.4 The Sopris ES structure has (by review of the record drawings and core sampling) adequate thermal protection at the roof assembly. However, water intrusion is a significant liability to the continuance of that thermal protection and can compromised the benefit of the roofing insulation. Any saturated or damaged insulation must be replaced.

Sec. 3.1 A significant portion of the Sopris ES structure is not adequately protected by a sound, functioning roofing envelop. Areas of metal roof decking and ceiling assemblies have been subjected to significant and repetitive moisture intrusion. There is potential for rust (compromising the structure) that must be addressed.

Sec. 3.2 Many portions of the Sopris ES structure do not have a weather tight roofing system. Aged, deteriorated and poorly designed roofing assemblies allow for significant, repetitive moisture intrusion into the building, and compromise the intended protection of its building occupants and property. Many roofing areas lack proper flashing conditions; a critical source of the moisture intrusion.

Sec. 3.2.1.1 New BUR Flood and Gravel roofing assemblies will be designed and installed that will protect the building’s occupants and property within. All existing roofing membranes will be removed and replaced, including additional slope and drainage structure (where necessary). Said roofing will protect the building for a minimum of 30-years that would meet/exceed the requirements of published NRCA guidelines and building code requirements.

Sec. 3.2.1.2 The current ballasted EPDM is beyond warranty repair; is in poor condition with significant number of point sources that permit moisture intrusion. All existing stone roof ballast will be salvaged for other school district needs and the EPDM roofing fabric will be removed. All insulation will be salvaged; those sections that have been water damaged will be replaced.

Sec. 3.2.1.6 The current metal panel roof systems (MPRS) is a contribution to the moisture instruction with inadequate detailing for proper storm water relief and snow retention. The MPRS panels will remain, but be supported with a new snow fence to reduce snow migration, corning and drift. In addition a new gutter/downspout system will remove accumulating water from the

flashing edge. Snow currently can drift and pile above the sill conditions of the building windows permitting moisture migration through the building envelop.

Sec. 3.12 Replacement of the roofing membrane will warrant the renovation of several existing mechanical equipment positions. Several units are not adequately curbed and flashed. Upon completion all roof equipment will be properly curb supported and flashed (12-inches min.) to protect the water resistive integrity of the curb flashing.

Sec. 6.1 These replacement improvements of the roof will continue to extend the service life of the Sopris ES structure; a vital element of this community's education infrastructure.

Sec. 6.3 These replacement improvements of the roof will also protect and extend the energy efficiency of the building. Such efforts will without doubt, improve/correct many of the present health and safety deficiencies present within the Sopris ES structure.

**How Does the Applicant Plan to Maintain this Project if it is Awarded:**

The Roaring Fork SD will contribute \$7,500. annually to the District's Capital Fund for future roofing replacement. The performance life of the recommended roof system is typically 40-years with a minimum water-tight warranty of 30 years issued by the manufacturer. At that end of the roofs performance life, a complete restoration vs. replacement of the original system can be completed. This can extend the school roofing warranty for an additional 10 years of water-tight protection at a fraction the cost of a new roof (typically 25% of new cost). Typical restorations have a performance life of 20 additional years.

The roofing solution recommended provides the highest performing moisture protection available. The manufacturer will provide bi-annual inspections of the completed roofing assembly, make any repairs necessary for those first 30-years, and provide 24-hour leak response (if one should occur).

The roofing manufacturer will be asked to provide pro-active maintenance seminars and on-site training of the District staff. The District staff will be provided a manufacturers' Maintenance Manual which will be located on-site. The manufacturer will be available to train new staff members for roof inspections during the full 30 years.

The Roaring Fork SD maintenance director will periodically and systematically perform visual inspections of the roof conditions within the facility in detail and will (as necessary) recommend repair/maintenance of these systems.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time, Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

Roaring Fork School District's Sopris Elementary School was constructed in 1996 with a single wing expansion ten years later in 2006. Though we are experiencing roof leaks in all roofs, we are only submitting for grant support on the 1996 original building; a ballasted EPDM roofing assembly.

District personnel perform regular maintenance on this building however, the level of maintenance necessary for these leaking roof assemblies far exceeds traditional staff and funds available. The roof areas in question no longer provide adequate moisture and thermal protection to the building envelope, its occupants and equipment within. The 1996 roofing areas have exceeded their warranty period and have degraded beyond a level of preventative maintenance and repair. Insufficient detailing of the metal panel roofing system also contributes to moisture intrusion from both rain and snow accumulation.

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

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

\$7,500.00

**CDE Comments:**



|  |                  |                                     |                 |
|--|------------------|-------------------------------------|-----------------|
| <b>Funded FTE Count:</b>                                       | 5,230.00         | <b>Bonded Debt Approved:</b>        | \$86,000,000.00 |
| <b>Assessed Valuation:</b>                                     | 1417654660       | <b>Year Bond Election Passed:</b>   | 04              |
| <b>PPAV:</b>   | \$271,041.00     | <b>Bonded Debt Failed:</b>          |                 |
| <b>Bonded Debt:</b>  | \$108,474,984.00 | <b>Year Bond Election Failed:</b>   |                 |
| <b>Total Bonding Capacity:</b>                                 | \$283,530,932.00 | <b>2010 Bond Election Results:</b>  | NA              |
| <b>% of Bonding Capacity Used:</b>                             | 38.00%           | <b>Median Household Income:</b>     | \$25,139.00     |
| <b>Bond Capacity Remaining:</b>                                | \$175,055,948.00 | <b>Free or Reduced Lunch %:</b>     | 40.87%          |
| <b>Existing Bond Mill Levy:</b>                                | 6.293            | <b>State Financial Watch:</b>       | No              |
| <b>Who Owns the Facility:</b>                                  | District         | <b>Charter School Fund Balance:</b> | NA              |
| <b>If it's a 3rd Party Explain:</b>                            |                  | <b>Charter Authorizer Letter:</b>   | No              |
| NA   |                  | <b>Charter 3 Month Notice:</b>      | No              |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No               | <b>Charter Chartered for 5 Yrs:</b> | No              |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                  | <b>Year Built:</b>                  | 1996            |

NA

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|                                    |              |                                    |              |
|------------------------------------|--------------|------------------------------------|--------------|
| <b>Current Grant Request:</b>      | \$273,693.96 | <b>Affected Sq Ft:</b>             | 46,904.00    |
| <b>Current Applicant Match:</b>    | \$486,567.04 | <b>Master Plan Completed:</b>      | Yes          |
| <b>Current Total Project Cost:</b> | \$760,261.00 | <b>CDE Minimum Match %:</b>        | 64           |
| <b>Previous Grant Awards:</b>      | 0            | <b>Actual Match % Provided:</b>    | 64           |
| <b>Previous Matches:</b>           | 0            | <b>Was a Waiver Required:</b>      | N/A          |
| <b>Future Grant Requests:</b>      | 0            | <b>Stautory Waiver:</b>            |              |
| <b>Future Matches:</b>             | 0            | <b>FCI:</b>                        | 12.74%       |
| <b>Total for all Phases:</b>       | \$691,146.00 | <b>CFI:</b>                        | 31.30%       |
| <b>Cost Per Pupil:</b>             | \$1,105.00   | <b>Inflation:</b>                  | 4            |
| <b>Cost Per Sq Ft:</b>             | \$14.00      | <b>Historical Significance:</b>    | NA           |
| <b>Red Flags for Discussion:</b>   | None         | <b>Does this Qualify For HPCP:</b> | Not Required |
| <b>Red Flags Explain:</b>          |              |                                    |              |

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## LA VETA RE-2 - La Veta Jr/Sr HS - HS Roof Replacement

### School Name: La Veta Jr/Sr HS

|                              |             |
|------------------------------|-------------|
| Number of Buildings:         | 3           |
| All or Portion built by WPA: | Yes         |
| Gross Area (SF):             | 31,874      |
| Replacement Value:           | \$9,365,118 |
| Condition Budget:            | \$1,902,390 |
| Total FCI:                   | 20.31%      |
| Energy Budget:               | \$0         |
| Suitability Budget:          | \$1,557,900 |
| Total RSLI:                  | 25%         |
| Total CFI:                   | 36.9%       |
| Condition Score: (60%)       | 3.42        |
| Energy Score: (0%)           | 3.08        |
| Suitability Score: (40%)     | 3.93        |
| School Score:                | 3.63        |



**Q#110.4 - The roof covering is in poor condition with reported leaks. Score: 2**

# CDE BEST FY11-12 Grant Application Summaries

|   |                                     |   |   |
|---|-------------------------------------|---|---|
| <b>Applicant Name:</b>                      | LA VETA RE-2                        | <b>Sort Order #:</b>                            | 1.5   |
| <b>County:</b>                              | HUERFANO                            | <b>Applicant Priority #</b>                     | 1   |
| <b>Project Title:</b>                       | HS Roof Replacement                 |   |   |
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fire Alarm | <input checked="" type="checkbox"/> Roof        | <input type="checkbox"/> Water Systems      |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting   | <input type="checkbox"/> School Replacement     | <input type="checkbox"/> Window Replacement |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA        | <input type="checkbox"/> Security               | <input type="checkbox"/> New School         |
| <input type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> HVAC       | <input type="checkbox"/> Facility Sitework      | <input type="checkbox"/> LandPurchase       |
| <input type="checkbox"/> Energy Savings     | <input type="checkbox"/> Renovation | <input type="checkbox"/> Project Other Explain: |   |

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

LaVeta School District Re-2 is a k-12 campus with six buildings used for educational purposes. LaVeta Junior/Senior High School is a 7th-12th grade educational program located in a two story building located at 126 East Garland Street. The original High School structure was built in 1911 with additions in 1925 and 1937. A major interior renovation project that addressed deficiencies in heating, ventilation, health and safety, learning environment and ADA handicap accessibility was completed in 2002.

The facility assessment that was recently completed by CDE identified the exterior enclosure and roofing as the primary deficiencies of the buildings functional elements. The roof analysis stated that the system age was beyond expected life or did not meet intended performance standards. It was recommended for replacement due to probable condition, budget needs and potential failure of its components. The system was installed in 1980. It has a 20-year service life which expired in 2000.

This analysis is supported by an independent roof audit commissioned by the District and completed in 2009. Consultants found that the roof consisted of three separate systems that in some applications acted independently of each other while in a few areas they met or overlapped. Two-thirds of the roof, or 11,760 square feet with the slope factor, is an asphalt three tab shingle system that overlays an older layer of three tab shingles, felt underlayment and a wood plank decking. Conditions prevalent at that time included inferior three tab shingles that were thin and more brittle than what was expected, seal tabs that did not activate resulting in shingles blowing off the 40' high roof, and valleys and flashing poorly installed and beginning to fail. A second, low slope roof area is comprised of the original asphalt BUR system under a newer modified bitumen roofing membrane. The greatest deficiency of this 2,681 square feet is that the flashings were poorly constructed where the tie-in with the shingle roof occurs. The remaining 322 square feet of roof is an exposed fastener sheet metal panel system over a wood deck. The metal sheet material should last an additional 10-15 years if efforts are made to repair the fasteners where washers are missing or broken with a sealant material.

Roof deficiencies have contributed to interior leaks that have damaged ceiling tile, wall surfaces and dampen carpeted areas in hallways and offices. Custodial personnel have made ongoing attempts to find the source of leaks and repair the areas but the condition of the roofs and flashing areas now exceed maintenance efforts.

The exterior enclosure is a load bearing masonry structure with what is presumably a pitched-face stone veneer. Gaps between the stone walls and roof structures have provided bats, pigeons, woodpeckers, squirrels and rats access to the attic area over classroom and office space. The excessive amount of animal feces, and bat guano presented a health concern for students and staff occupying the building.

Funding has been received, from a BEST application submitted in 2010, for an abatement process to include the removal of contaminated insulation, sanitizing the area, re-insulating the attic space, and sealing gaps to eliminate animal breach and recontamination. The abatement process is extensive and thorough however, the extent and amount of crystallized guano on wall services makes it impossible to remove one hundred percent of the material. Water infiltration through roof leaks could cause the guano to contaminate the new insulation and reintroduce students and staff to further health concerns with respiratory illnesses.

The district is submitting this BEST application for assistance in protecting the investments that have already been made in the building, to alleviate maintenance nightmares and to further protect staff and students.

### Issue: Roof

#### Deficiencies Associated with this Issue:

The High School roof is comprised of three separate systems that have exceeded their designed, and expected service life. Failures of roof system components have allowed moisture to penetrate into interior spaces and damage ceiling, wall and floor surfaces and may recreate conditions that have already resulted in an extensive and costly abatement process. Those failures can be attributed directly to inferior materials, workmanship and application of the materials. These factors are particularly evident where penetrations have been made for utility services and where the roof may abut to the side of the building, chimney or into another roof line as in a valley. Multiple layers of old, deteriorated roofing material when combined with the age of timber materials, and the snow loads that occur in a mountain environment could serve to compromise the integrity of the 1911 roof structural members and present a danger to occupants in the space below.

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

To minimize the impact of live/dead loads on a 1911 roof structure will require contractors to tear off the multiple layers of inferior asphalt 3 tab shingles down to the wood decking. Apply a bitumen peel and stick ice and water shield around the perimeter edge of the roof to a minimum width of 6' and in all valley areas. Cover the decking with a 30# organic felt underlayment. Install a 40 year asphalt dimensional shingle over the underlayment system and fasten for high wind conditions. Install all new galvanized step flashings, counterflashings, trim flashing, new pipe jacks, vents and other accessories as needed.

The BUR system will also be completely removed down to the wood deck. Over the wood deck a Type X gypsum board will be installed to serve as a base layer for a 2" thick isocyanate foam insulation followed by a layer of 2.5" thick isocyanurate foam roof insulation. Cover the foam insulation with 1'2" wood fiber insulation board and secure for high wind conditions. Install a 60 mil fully adhered EPDM membrane over the insulation complete with cured and uncured flashing systems, prefinished sheet metal copings, gravel guard and counter flashings.

The sheet metal roof will only require that the fastener heads be sealed to the roof pans with a one part urethane sealant the same color as the metal roof panels.

### **How Urgent is this Project:**

Urgency of this project lies with the need to protect material, time and monetary investments that have already occurred with previous renovation/remodel projects and to insure the continued health and well being of students and staff residing in this educational environment. The District intends to take advantage of the last few weeks of summer break for tearoff so as to minimize the disruption of education and the mild autumn days for the reroof to minimize the possible impact of persistent inclement weather conditions.

**What is the Cost Associated with this Issue:** \$121,981

### **How Does this Project Conform with the Construction Guidelines:**

In line with the Public Schools Construction Guideline this project conforms with the guidelines as per:

Sectional:

1.2.1 Health and Safety issues, including security needs and all applicable health, safety and environmental codes and standards as required by state and federal law.

1.2.5 Functionality of existing and planned public school facilities for core educational programs, particularly those education programs for which the State Board has adopted state model content standards.

Section II

3.1 Sound building structural systems. Each building should be constructed and maintained with a sound structural foundation, floor, wall and roof systems. Local snow, wind exposure, seismic, along with pertaining importance factors shall be considered.

3.2 A weather-tight roof that drains water positively off the roof and discharges the water off and away from the building. This is a low-slope roof.

3.2.1 Low slope roofing:

3.2.1.2 Ethylene Propylene Diene Monomer (EPDM)

Section IV:

6.3 Building code, health, and safety deficiency at school facilities as compared to Section One and associated costs to bring deficiencies up to current code.

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

Best management practices to maintain the roof system will include:

Visual inspection of the roof and all accompanying components will occur a minimum of twice a year. Additional inspections may be required following extended periods of inclement or damaging weather conditions this may include heavy snow, hail and/or high winds. Deficiencies identified in the inspection process will be documented with photographs and written descriptions and then subsequently reported to the appropriate manufacturer or contractor representative. Deficiencies will be managed and repaired under the appropriate warranty specifications until such time as the passage of time no longer provides this avenue for recourse.

The roof systems have a life expectancy of over 20 years. The District is budgeting a minimum of \$5,000 a year in preparation for the anticipated replacement of the roof and another \$3,000 a year for on going general repair and maintenance costs. The replacement cost will be identified in a Capital Reserve Fund while the maintenance will be in the General Fund maintenance accounts.

### **If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time, Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

This is an application for the renovation of the roof on a Building constructed in 1910 and used continuously as a school. The need for replacement of the roof was identified in the CDE facility assessment and independently confirmed by the district through a roof consulting firm.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

5,000

**CDE Comments:**

THE PROJECT REQUEST IS FOR A SUPPLEMENTAL GRANT TO COVER OVERAGES OF THE ORIGINAL BUDGET.

|  |                |                                     |                |
|--|----------------|-------------------------------------|----------------|
| <b>Funded FTE Count:</b>                                       | 236.00         | <b>Bonded Debt Approved:</b>        | \$1,000,000.00 |
| <b>Assessed Valuation:</b>                                     | 41377976       | <b>Year Bond Election Passed:</b>   | 02             |
| <b>PPAV:</b>   | \$175,256.00   | <b>Bonded Debt Failed:</b>          |                |
| <b>Bonded Debt:</b>  | \$820,000.00   | <b>Year Bond Election Failed:</b>   |                |
| <b>Total Bonding Capacity:</b>                                 | \$8,275,595.00 | <b>2010 Bond Election Results:</b>  | NA             |
| <b>% of Bonding Capacity Used:</b>                             | 10.00%         | <b>Median Household Income:</b>     | \$20,864.00    |
| <b>Bond Capacity Remaining:</b>                                | \$7,455,595.00 | <b>Free or Reduced Lunch %:</b>     | 49.79%         |
| <b>Existing Bond Mill Levy:</b>                                | 1.964          | <b>State Financial Watch:</b>       | No             |
| <b>Who Owns the Facility:</b>                                  | District       | <b>Charter School Fund Balance:</b> | NA             |
| <b>If it's a 3rd Party Explain:</b>                            |                | <b>Charter Authorizer Letter:</b>   | No             |
|  |                | <b>Charter 3 Month Notice:</b>      | No             |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No             | <b>Charter Chartered for 5 Yrs:</b> | No             |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                | <b>Year Built:</b>                  | 1911           |

NA

|                                    |                     |                                    |                        |
|------------------------------------|---------------------|------------------------------------|------------------------|
| <b>Current Grant Request:</b>      | <b>\$52,329.81</b>  | <b>Affected Sq Ft:</b>             | 22,595.00              |
| <b>Current Applicant Match:</b>    | <b>\$81,849.19</b>  | <b>Master Plan Completed:</b>      | Yes                    |
| <b>Current Total Project Cost:</b> | <b>\$134,179.00</b> | <b>CDE Minimum Match %:</b>        | 61                     |
| <b>Previous Grant Awards:</b>      | 161881              | <b>Actual Match % Provided:</b>    | 61                     |
| <b>Previous Matches:</b>           | 223548              | <b>Was a Waiver Required:</b>      | N/A                    |
| <b>Future Grant Requests:</b>      | 0                   | <b>Stautory Waiver:</b>            |                        |
| <b>Future Matches:</b>             | 0                   | <b>FCI:</b>                        | 20.31%                 |
| <b>Total for all Phases:</b>       | \$507,410.00        | <b>CFI:</b>                        | 36.90%                 |
| <b>Cost Per Pupil:</b>             | \$983.00            | <b>Inflation:</b>                  | 20                     |
| <b>Cost Per Sq Ft:</b>             | \$5.00              | <b>Historical Significance:</b>    | Yes-Deemed Significant |
| <b>Red Flags for Discussion:</b>   | None                | <b>Does this Qualify For HPCP:</b> | Not Required           |
| <b>Red Flags Explain:</b>          |                     |                                    |                        |

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## THOMPSON R-2J - Loveland HS - HS Roof Replacement

### School Name: Loveland HS

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 2            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 203,300      |
| Replacement Value:           | \$76,662,034 |
| Condition Budget:            | \$39,957,518 |
| Total FCI:                   | 52.12%       |
| Energy Budget:               | \$71,155     |
| Suitability Budget:          | \$8,233,800  |
| Total RSLI:                  | 13%          |
| Total CFI:                   | 63.0%        |
| Condition Score: (60%)       | 2.91         |
| Energy Score: (0%)           | 2.50         |
| Suitability Score: (40%)     | 4.60         |
| School Score:                | 3.59         |



**Q#110.4** - The roof covering is in unsatisfactory condition and failing. Score: 1



# CDE BEST FY11-12 Grant Application Summaries

|   |                                     |   |   |
|---|-------------------------------------|---|---|
| <b>Applicant Name:</b>                      | THOMPSON R-2J                       | <b>Sort Order #:</b>                            | 1.5   |
| <b>County:</b>                              | LARIMER                             | <b>Applicant Priority #</b>                     | 1   |
| <b>Project Title:</b>                       | HS Roof Replacement                 |   |   |
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fire Alarm | <input checked="" type="checkbox"/> Roof        | <input type="checkbox"/> Water Systems      |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting   | <input type="checkbox"/> School Replacement     | <input type="checkbox"/> Window Replacement |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA        | <input type="checkbox"/> Security               | <input type="checkbox"/> New School         |
| <input type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> HVAC       | <input type="checkbox"/> Facility Sitework      | <input type="checkbox"/> LandPurchase       |
| <input type="checkbox"/> Energy Savings     | <input type="checkbox"/> Renovation | <input type="checkbox"/> Project Other Explain: | Roof replacement; priority areas            |

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

Loveland High School sits on 25 acres adjacent to a public park in Loveland, Colorado. It is one of five high schools in the district comprising 204,309 square feet, and hosts 9th-12th grade students with enrollment of 1530. The school is frequently used by community groups with permits issued for 3,673 events in the past two academic years. In addition to student groups a church meets in the school, and the gym is in use every weekend with athletic events. The district Master Plan documents 10 projects with capital reserve requests. In the Thompson School District's 20-year Roof Replacement Schedule, Loveland High School is prioritized for 2011 and 2012 roof replacement projects due to age and weather related damage. There have been three additions to the facility since it opened. In addition to the vulnerability the state of Colorado has to hail storms, the location of the high school is also in a corridor near the foothills that is considered near 100% in probability for a hail storm in a given year. The district conducts roof inspections on a quarterly basis. Due to the current deterioration of the roof, inspections are also conducted after any major weather event such as heavy rain; hail and high winds. After the inspection the notes are entered into the Roof Maintenance/Replacement form for Loveland High.

Custodial staff, administrators and representatives from the community who use the facility note that the frequency of damage or repair due to water leakage has increased in the past six months. The lead custodian of 12 years reports that he has to replace ceiling tiles virtually every time it rains; students must navigate buckets in the corridors and building staff are concerned about ceiling tiles falling on students sitting at their desks. So the safety of the student body is a growing concern. Although expensive, replacement of the roof is considered an investment in protecting the general learning environment since leaking ceilings have damaged expensive mats in the wrestling room and water damage has caused damage to equipment in the computer lab--including electrical panels. The personnel costs of repairing and replacing structural damage, together with potential for damage to equipment, threatens to exceed the cost of replacement. In specific, it took 16 hours of staff time just to paint stained ceiling tiles to determine where new and existing leaks are located. The roofer spends 12-15 days per year performing repairs on this roof with new cracks appearing weekly. The constant repair and potential for mold from conditions such as water running down the walls, is counter productive to an effective learning environment.

### Issue: Roof

#### Deficiencies Associated with this Issue:

First, we will address the deficient conditions inside the school and the impact on the learning environment. In terms of student safety, pooling water in the hall ways and in the main gym are a consistent problem. Within the last month an athletic tournament had to be relocated because of standing water. Moisture on walls has caused peeling paint in some classrooms and is a persistent issue in the wrestling room. Ceiling tiles are replaced frequently, however, the extent of mold caused by moisture in the insulation above the tiles is unknown, but of concern. With regard to the impact on academics, the repair of tiles and roof is disruptive to the students and teachers. Damage to equipment from water in classrooms--such as in the computer lab is also, an economic issue for the school.

Second, the conditions that need addressing. Approximately 67 % of the building's roof has been recommended for replacement and prioritized by the Thompson School District. The original roof on this building (opened in 1964), was replaced almost entirely in 1991 and 1993. The 1991 additions were EPDM 45 mil, the 1993 additions were JP Stevens and also 45mil. Inspection of the roof reports the following: The overall condition of this roof is rated as fair-poor condition due to the vast amount of open and lifting field seams and advanced UV deterioration of the top-ply of the membrane. In order to maintain the watertight integrity of the roof systems, district personnel must dedicate numerous hours of maintenance to re-glue the open seam areas.

During repair work to the seams on the far north deck, it was documented that the screw heads and plates have rusted away. There are also bad seams on the rest of the (Area-O) addition on the north end. The last major repairs to area O were done in the summer of 2008. Ice dams and water backing up in the winter of 2008 caused leaks in Area A & D

Leaks are also occurring with parts of the roof that were installed in 1997. The fasteners on the 1997 membrane are starting to flake off, which is causing the membrane to deteriorate over the screw heads.



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

Our goal is to improve the conditions of the roof at Loveland High School to current industry standards, with considerations for energy savings, improved air quality and sustainability.

The slope of the existing roof is flat with variation of up to ¼ inch. The deck is metal and concrete. The insulation is rigid with varying thickness. The roofing membrane is mechanically attached. The 45 mil EPDM and was installed in 1991. The 45 mil JP Stevens, was installed in sections as required over several years ranging from 1993 to 1997. The warranties on all sections proposed for replacement have expired.

We propose to replace the sections highlighted on the drawing, following the steps outlined recommendation of our roofing consultant. 1. The existing mechanically fastened single-ply roof membrane to be cut on either side of the fastening rows and removed to expose existing polyisocyanurate roof insulation—varying thicknesses. 2. The existing roof insulation will be inspected. Any roof insulation that is determined to be wet, damaged or deteriorated will be removed; the 3.2” rigid roof insulation board will be replaced with a “like” product on a cost unit basis. The roof thermal value will be a R-30. The attachment of insulation will be mechanically adhered. There will be tapered insulation. 3. Install new 1/2 “ high density polyisocyanurate as an underlayment board for new roof system. 4. Install a new, fully adhered 60-90-mil EPDM single-ply membrane roof system. 5. Secure the EPDM roof membrane at all vertical angle changes (for example, parapet walls, curbs etc.) and flash all curbs and penetrations according to manufacturer’s standards. 6. Provide new 24 gauge pre-finished galvanized metal fascia system to match existing metal color and dimensions. 7. Install new 1/8”x1” aluminum termination bar to properly seal the EPDM membrane at interior wall. 8. Inspect replacement project to ensure that work is 100% in compliance with manufacturer’s specifications and design criteria.

### **How Urgent is this Project:**

This project has been prioritized by the district in its roof replacement schedule for 2011 and 2012, for two reasons: 1)because it is most important to the school from a sustainability standpoint, 2) because of concerns about indoor air quality from mold due to moisture. The roofing consultant retained by the Thompson School District states that “The roofing membrane has deteriorated beyond repair.” Replacement is needed. There 400 plus locations of stains indicating water leaks. Leaks on the older roof adjacent to a swimming pool area that is under renovation are already causing damage to new construction in locker rooms. The sections with EPDM-45 mil has a life span of 15-20 years; these sections are now at 20 years. Due to the size of the facility, entire roof replacements have not feasible from a cost perspective. The existing roof is a patchwork of repairs completed with different materials by different contractors over many years (45 mil EPDM, 45 mil JP Stevens, ballasted with 45 mil EPDM underneath) . Installations do not meet current best practices and standards. The membrane on this roof has deteriorated to a point where the membrane is no longer capable of keeping out moisture. We are seeing field membrane failures. The photos demonstrate random cracking in the membrane, failing seams, seeping water, and ponding. It is difficult to observe in the photographs, but advanced UV deterioration of the top-ply of membrane is also occurring. An audit of the EPDM membrane in Oct. 2010 rated the membrane roof system as fair to poor and stated it was reaching anticipated life expectancy. Significant deterioration has occurred within the last six months; roof membrane field areas are at a point of imminent failure.

**What is the Cost Associated with this Issue:**\$1,050,000

### **How Does this Project Conform with the Construction Guidelines:**

Section 1- Item 2a, 2b, 19d; Section 2 Item 1 & Section 3 Item 1u, 1w, 5

Construction would conform to the Colorado Public School Facility Construction Guidelines. Our design specifications would ensure a weather tight roof that drains water positively off of the roof and discharges water off and away from the building. Design features would include a low slope roof with slopes of less than or equal to 3:12 (fourteen degrees) and be of a water impermeable or weatherproof material – most likely 60 – 90 mil EPDM single-ply with a preference of 90 mil. SR&dK Consultants would provide design specifications and technical assistance as well as consult with Thompson School District in the selection of a qualified installation contractor. The installation contractor will be approved by the roofing manufacturer and the membrane will have a warranty of at least 20 -25 years. Roof hatch access will be located interior to the building and access ladders will be located in restricted access and locked rooms. Roof hatches will be secured shut via locks and chains. Energy efficiency measures would include polyisocyanurate insulation at a height of 3-6” and a roof thermal value of R-30. A watertight warranty would also include 2” diameter hail resistance and 100-mph windspeed coverage. Preventive maintenance tasks would conform to the CDE publication “A Guide to Maximizing the Life of your Roof through Preventive Roof Maintenance.”

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

The replaced roof would be inspected on a quarterly basis. The items inspected and or attended to include, but are not limited to: roof drains, removal of debris such as leaves, dirt, objects that landed on the roof from the adjacent park, check for bubbling and moisture underneath, buckling of seams that allows water in, pitch pockets: penetration through the deck; filled with sealant to seal penetration to pipe (electrical conduit), (penetration that a jacket could not be applied to); flashings: secure, check for cracks, slippage, bubbling behind flashings; check skylights for leaks; aggregate distribution on ballasted sections--rocks spread evenly. Internally the areas replaced will be checked for stained ceiling, tiles, walls; check drain clamping rings, confirm that bolts are tight, that adhesive is squeezing out; check for ponding water. Also checked: splits/breaches, seam sealants, traffic pads adhered, coping stone joings, insulation that is wet or wearing down, open spots or pipe boots, scuppers, damage to rooftop HVAC

units, membrane condition, TPO's seams tight, check furniture flashings.

Funding to inspect the roof will be in the district's general fund budget. Funding to repair will be included in the capital renewal budget and is anticipated to be from \$500k to 700K. After the warranty is expired we project allocating \$6700 annually.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time, Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

Facility was new and in good condition in 1964 when school opened. Roof that is targeted for replacement was replaced in 1991 & 1993 and in good condition at the time.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

N/A

**CDE Comments:**

|  |                  |                                     |                 |
|--|------------------|-------------------------------------|-----------------|
| <b>Funded FTE Count:</b>                                       | 14,106.00        | <b>Bonded Debt Approved:</b>        | \$89,215,000.00 |
| <b>Assessed Valuation:</b>                                     | 1346498784       | <b>Year Bond Election Passed:</b>   | 05              |
| <b>PPAV:</b>   | \$95,459.00      | <b>Bonded Debt Failed:</b>          |                 |
| <b>Bonded Debt:</b>  | \$122,829,737.00 | <b>Year Bond Election Failed:</b>   |                 |
| <b>Total Bonding Capacity:</b>                                 | \$269,299,757.00 | <b>2010 Bond Election Results:</b>  | NA              |
| <b>% of Bonding Capacity Used:</b>                             | 46.00%           | <b>Median Household Income:</b>     | \$23,661.00     |
| <b>Bond Capacity Remaining:</b>                                | \$146,470,020.00 | <b>Free or Reduced Lunch %:</b>     | 26.48%          |
| <b>Existing Bond Mill Levy:</b>                                | 9.12             | <b>State Financial Watch:</b>       | No              |
| <b>Who Owns the Facility:</b>                                  | District         | <b>Charter School Fund Balance:</b> | NA              |
| <b>If it's a 3rd Party Explain:</b>                            |                  | <b>Charter Authorizer Letter:</b>   | No              |
|  |                  | <b>Charter 3 Month Notice:</b>      | No              |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No               | <b>Charter Chartered for 5 Yrs:</b> | No              |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                  | <b>Year Built:</b>                  | 1963            |

N/A

|                                    |                |                                    |              |
|------------------------------------|----------------|------------------------------------|--------------|
| <b>Current Grant Request:</b>      | \$496,650.00   | <b>Affected Sq Ft:</b>             | 122,928.00   |
| <b>Current Applicant Match:</b>    | \$658,350.00   | <b>Master Plan Completed:</b>      | Yes          |
| <b>Current Total Project Cost:</b> | \$1,155,000.00 | <b>CDE Minimum Match %:</b>        | 57           |
| <b>Previous Grant Awards:</b>      | 0              | <b>Actual Match % Provided:</b>    | 57           |
| <b>Previous Matches:</b>           | 0              | <b>Was a Waiver Required:</b>      | N/A          |
| <b>Future Grant Requests:</b>      | 0              | <b>Stautory Waiver:</b>            |              |
| <b>Future Matches:</b>             | 0              | <b>FCI:</b>                        | 52.12%       |
| <b>Total for all Phases:</b>       | \$1,050,000.00 | <b>CFI:</b>                        | 63.00%       |
| <b>Cost Per Pupil:</b>             | \$686.00       | <b>Inflation:</b>                  | 3            |
| <b>Cost Per Sq Ft:</b>             | \$8.00         | <b>Historical Significance:</b>    | NA           |
| <b>Red Flags for Discussion:</b>   | None           | <b>Does this Qualify For HPCP:</b> | Not Required |
| <b>Red Flags Explain:</b>          |                |                                    |              |

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## BRANSON 82 - Branson ES/HS - PK-12 School Roof Replacement

### School Name: Branson ES/HS

|                              |             |
|------------------------------|-------------|
| Number of Buildings:         | 3           |
| All or Portion built by WPA: | No          |
| Gross Area (SF):             | 30,815      |
| Replacement Value:           | \$8,446,737 |
| Condition Budget:            | \$2,899,065 |
| Total FCI:                   | 34.32%      |
| Energy Budget:               | \$0         |
| Suitability Budget:          | \$955,300   |
| Total RSLI:                  | 32%         |
| Total CFI:                   | 45.6%       |
| Condition Score: (60%)       | 3.18        |
| Energy Score: (0%)           | 1.75        |
| Suitability Score: (40%)     | 4.09        |
| School Score:                | 3.54        |



**Q#110.4 - The roof covering is in poor condition with reported leaks Score: 2**

# **BRANSON SCHOOL DISTRICT RE-82**

Home of the Bearcats

101 Saddle Rock Drive  
PO Box 128  
Branson, CO 81027

(719) 946-5531  
(719) 946-5619 (fax)

[www.bransonschoolonline.com](http://www.bransonschoolonline.com)

Colorado Department of Education  
201 East Colfax  
Denver, CO 80203

To Whom It May Concern:

The purpose of this letter is to summarize why the roof replacement at the Branson School is worthy of BEST funding and to request an adjustment to the match funding required from our District.

The reasons are as follows:

## **The Branson School Makes Important Contributions to Education in Our Own District and Statewide**


Branson is located in a remote, sparsely populated area near the New Mexico border east of Trinidad. Our students commute from ranches that surround our town. Without the School in Branson, many of the students would have a far longer commute to bordering Districts. Though our local student population is small (27 students), the School is essential to their effective education.

In addition to serving our local community, Branson School On-line serves 450 to 500 students throughout Colorado. This provides advantages for the State as a whole by offering an alternative method of education to those who prefer on-line learning.

We have successfully improved our on-line program over the last few years by setting higher standards for our on-line student body and developing a more demanding program. On the one hand this means the District has fewer on-site students. On the other hand, it means that our graduation rate has increased substantially.

The on-line program also provides advantages for our own District by allowing us to develop a wider range of curricula and resources than would otherwise be possible. Though the BEST program does not count our on-line students in the same manner, the fact is that our facilities house educational staff and resources that serve these on-line students.

## **The Branson School is Key to Our Community**



The School provides a vital center to the Town and the surrounding ranches.

Its importance is communal and social. Our facility is used for school-sponsored events of interest to the community as a whole such as athletic events, student/community theater, and reunions. The School also cooperates with the local community in hosting receptions, weddings and meetings. Our gym and library are used by the School as well as the general community.

### **Importance of Facilities**

The continued success of our program requires that we give attention to our physical plant, which is not supporting our programs effectively.

Problems we see are as follows:

We have more square footage than we need. This results in higher maintenance and energy costs. It also results in a diffused educational environment.

While our buildings do serve multiple purposes, we see the potential for a greater level of shared use.

The historic features of our oldest buildings have important emotional and symbolic meaning to our community. However, these have been obscured by years of modifications.



### **Overall Approach**

Our Board has considered a number of solutions to the problems described above.

Our thinking has led us to conclude that the approach most likely to be successful is consolidating as many functions as possible into the original two story historic building that forms the core of our campus.


This will allow us to solve the problems described above by:

- Reducing square footage
- Providing a more intensive and hence better educational environment
- Increasing shared use of spaces
- Rehabilitating the historic building that is an important symbol of our community

We have engaged an Architect to develop a Master Plan to confirm whether this approach is practical and to develop a concrete series of steps to realize this goal. This Master Plan will be completed concurrent with your review of this grant application. As the plan progresses, we will report its results to you on a regular basis.

Our overall plan has already been supported by grant funding from several sources including:

- USDA
- The State Historical Fund
- The National Trust for Historic Preservation



### **Next Step – The Roof**

110214 cover and waiver request.doc

We see the process of accomplishing the above goals as a multi-phased effort occurring over a number of years.

The success of this effort requires that we take measures to protect the historic main building while successive phases of rehabilitation are accomplished.

Currently the most important threat to the building is the roof, which is past its useful life. Though the School District maintains this roof, it is past the point where maintenance is cost effective. Multiple layers of roofing felts have taken on water. Flashings have layer over layer of repairs. No insulation is present.

The School District is contributing some of our own funds to this project. In addition, we are fortunate to have received additional funding from the USDA for the purpose of replacing the failed existing roof.

Our goal is to:

- Completely remove the existing roof
- Repair the underlying decking, structure and masonry parapets
- Install new insulation
- Install a new EPDM membrane system with 30 year warranty
- Provide new gutters and downspouts
- Provide new ladders and scuttles to improve maintenance access

In addition we wish to accomplish the following health and safety items:

- Fencing at playground for younger children
- Repair fuel line

### **Waiver Request**

We are requesting reduction of our match in order to accomplish the above goals more completely. The basis for this request is that the unusually high percentage of on-line students has unreasonably distorted the match required of our District.

Our match is unreasonably high due to the manner in which on-line students are sometimes counted and sometimes not counted in calculating match requirements.

- Due to the large, sparsely populated land area, our assessed valuation per student tends to run high. On-line students are ***not*** counted in this calculation. This artificially raises assessed value per student, which results in a higher match requirement for our District.
- In contrast, on-line students ***are*** included in the calculation for percentage of free and reduced lunch. This artificially lowers our percentage of students receiving meal support, and again results in a higher match requirement for our district.

Neither of these calculations takes into account the real facility impacts of our on-line student population. Logically, it would make sense to factor on-line students as an impact on our facility requirements. We are educating these students, and we need to devote physical space for staff, equipment, records, and support needed to accomplish that education.

110214 cover and waiver request.doc

The bottom line fact is that our District population has one of the lower average incomes in the State. Other agency match requirements for our area are very low. The high match required by the BEST program is result of a set of formulas that don't accurately portray resources we have and the services we provide.

We have worked with CDE staff to calculate what our percentage match would be if on-line students were factored consistently in all calculations. Since the easiest way to do this is to exclude all on-line students from all calculations that are what CDE staff has proposed. Based on that approach our percentage match would calculate to 47% instead of the published 66% figure.

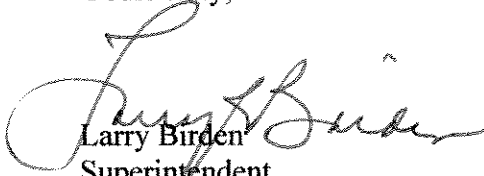
### **Options for Funding**

Our basic grant request is therefore based on a 47% match from the Branson School District. This will allow us to accomplish all the items set forth in our grant application.

If the match is maintained at 66%, we will still be able to go forward with the project by reducing the scope. In that case the grant would cover the cost of a new roof for the classroom and gym buildings. Other items entered in our budget would not be funded.

Thank you for considering our proposal and our request for waiver/adjustment of match requirements.

Yours truly,



Larry Birden  
Superintendent  
Branson School District RE-2



# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** BRANSON 82

**Sort Order #:** 1.5

**County:** LAS ANIMAS

**Applicant Priority #** 1

**Project Title:** PK-12 School Roof Replacement

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

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

Our reasons for submitting a BEST grant are provided in more detail in the cover letter in the hard copy of our grant application. In summary, the reasons we feel our project is worthy of funding are as follows:

- The Branson School makes important contributions to the education of students in our own District and Statewide. Though we are a small District we provide educational services to students in a sparsely populated area. Those educational services are not locally available from other sources. In addition we provide educational programming for students throughout the State through our on-line program.
- The Branson School is a key element within our community. It provides a vital center to the Town and its surrounding ranches.
- The continued success of our program requires improvements to our physical plant. Our facilities are not supporting our programs as effectively as they could.
- Our goal is to develop physical facilities that are less expensive to operate and maintain and that provide better support for our students' education.

The most important next step in that process of physical plant improvement is to repair the roof of our main building which is severely aged and showing signs of failure. The existing roof system consists of a series of built up roof systems installed over the many years of the School's existence. We estimate that the last time that the entire roof system was replaced was in excess of 20 years ago.

Flashing installed at roof penetrations and at the roof perimeter are no longer adequate and have failed repeatedly. Though we regularly maintain these flashings, the leaks recur -- in some cases on an annual basis.

Though we invest time and effort in continued maintenance of the roof, the recurrence of leaks outstrips our ability to fix them.

As a result, water periodically penetrates the inside of our building, damaging interior finishes and creating a potential mold hazard. This has degraded the serviceability of the classrooms on the upper floor of our building, in some cases to the point where they are no longer scheduled for use.

Because many of these leaks are occurring at the perimeter flashings, we are concerned that damage to the structural connections between the roof framing and the bearing walls may have occurred.

In addition, the existing roof system has no insulation. It therefore imposes a substantial energy cost on the school during the winter, and reduces the usability of the building during summer when spaces adjacent to the roof overheat.

### Issue: Roof

#### Deficiencies Associated with this Issue:

Deficiency:

1. Roof Failure
2. No fencing at playground or dangerous areas adjacent to the school (e.g. electrical equipment)
3. Fuel Distribution system deficient

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

Solution:

1. Solution proposed for roof:
  - o Replacement of the existing roof, flashings, gutters and downspouts
  - o Repairs to masonry parapets as required to receive new roof system
  
2. Solution proposed for fencing:
  - o Provide fencing.
  
3. Solution proposed for fuels distributions system
  - o Renew or replace fuel distribution system.

### How Urgent is this Project:

Urgency:

1. Roof:
  - o Project falls into the category of health and safety requirements for the School. If the roof problem is not addressed, leakage will continue degrading the building interiors and placing the District at increased risk for problems with the building structure and mold growth within the facility. Severe degeneration of the roof system has the potential of releasing asbestos now encapsulated in the existing roof felts.
  
2. Fencing:
  - o Project falls into the category of health and safety requirements for the School. Children at the school are not protected from vehicular traffic or mechanical and electrical equipment located on the site.
  
3. Fuel distribution:
  - o If the system fails the buildings heating system will cease functioning.

**What is the Cost Associated with this Issue:** \$398,905

### How Does this Project Conform with the Construction Guidelines:

The design for this roof was developed in response to CDE Capital Construction Division Roof Specific Policies. We have addressed those guidelines as follows.

Existing roof assembly is as follows:

- Low slope, approximately ½ inch per foot.
- Drains to gutters and downspouts at the edge of each roof section.
- Deck is wood decking from the time of the buildings original construction.
- Insulation is not present.
- Roofing membrane is a built up roof; based on field observation it appears that the existing top layer of built up roof was applied over a previous layer or layers of built up roofing.
- Age of the top layer of built up roofing is at least 20 years old; however the exact date of the roof installation is unknown.
- There are no known warranties for the roof.

What is the proposed assembly?

- All existing membranes will be removed down to the deck.
- There is no insulation so insulation will not be removed.
- Proposed insulation: LTTR polyisocyanurate
- Thickness and type of membrane: 90 mil EPDM
- Membrane will be either coated with a white coating or be integrally colored white.

- The roof will be glued to the insulation below, therefore no ballast is required.
- Cover board (above insulation) is proposed as ¼" dens deck.
- Attachment of insulation: mechanically
- The existing roof deck has a structural slope that drains to the existing gutters. This slope will be maintained. Tapered insulation will be used as required for crickets or at special conditions.

The School District agrees to develop the grant application scope into detailed specifications and drawings.

Our grant application includes the services of an Architect and Owner's Representative.

The specification and scope were developed with advice from the following:

- Foothills Roof Consultants
- Marc Diament Architecture
- Olde English Masonry
- Superior Roofing

The cost includes provision of a 30 year warranty from the manufacturer of the roofing system. This is the standard manufacturer's warranty and includes both labor and materials. In addition, specifications will require a two year warranty from the installer.

If this grant, is awarded the School District will provide a certified maintenance plan for the roof.

If the grant is awarded, the School District will agree to plan and budget for the next roof replacement.

**How Does the Applicant Plan to Maintain this Project if it is Awarded:**

Annual Maintenance

- o Clean roof quarterly, removing all accumulated debris.
- o Inspect roof twice annually. Inspection conducted by school maintenance staff in coordination with the school's separate roof consultant as described below. In addition inspect after any hail or severe weather event.
- o School district will retain a roof consultant to help identify and answer questions about the roof. At the time of each semi-annual inspection, the district will provide photo documentation of the roof to the consultant. If problems arise the district will follow up using the services of the consultant as needed including site observation and recommendations as required.

General Practice

- o The roof project includes the addition of new ladders and scuttles which will provide better access for maintenance.
- o The roof will be secured from unauthorized access
- o Modifications to the roof will be performed by certified installers so that warranty is maintained.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time, Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

The building was constructed in 1928 and has had locker room facilities and around 2003. No money is owed on the building.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

NA

**CDE Comments:**

THE DISTRICT HAS A USDA GRANT WHICH REQUIRES THE DISTRICT TO PROVIDE A HISTORIC ASSESSMENT OF THE FACILITY. AS A RESULT THE GRANT COSTS INCLUDE REPLACING THE METAL PARAPET CAP WITH THE HISTORIC MASONRY CAP.

**Funded FTE Count:** 27.00  
**Assessed Valuation:** 12854360  
**PPAV:** \$476,087.00  
**Bonded Debt:** \$0.00  
**Total Bonding Capacity:** \$2,570,872.00  
**% of Bonding Capacity Used:** 0.00%  
**Bond Capacity Remaining:** \$2,570,872.00  
**Existing Bond Mill Levy:** 0  
**Who Owns the Facility:** District  
**If it's a 3rd Party Explain:**

**Is the Facility in a Lease Purchase Agreement:** No  
**If a Charter School, Where will the Facility Revert To:**

N/A

**Bonded Debt Approved:**  
**Year Bond Election Passed:**  
**Bonded Debt Failed:**  
**Year Bond Election Failed:**  
**2010 Bond Election Results:** NA  
**Median Household Income:** \$13,991.00  
**Free or Reduced Lunch %:** 20.82%  
**State Financial Watch:** No  
**Charter School Fund Balance:** NA  
**Charter Authorizer Letter:** No  
**Charter 3 Month Notice:** No  
**Charter Chartered for 5 Yrs:** No  
**Year Built:** 1923

**Current Grant Request:** \$263,141.82  
**Current Applicant Match:** \$233,352.18  
**Current Total Project Cost:** \$496,494.00  
**Previous Grant Awards:** 0  
**Previous Matches:** 0  
**Future Grant Requests:** 0  
**Future Matches:** 0  
**Total for all Phases:** \$451,358.00  
**Cost Per Pupil:** \$7,814.00  
**Cost Per Sq Ft:** \$22.00  
**Red Flags for Discussion:** None  
**Red Flags Explain:**

**Affected Sq Ft:** 19,855.00  
**Master Plan Completed:** No  
**CDE Minimum Match %:** 66  
**Actual Match % Provided:** 47  
**Was a Waiver Required:** Yes  
**Stautory Waiver:**  
**FCI:** 34.32%  
**CFI:** 45.60%  
**Inflation:** 5  
**Historical Significance:** Yes-Deemed Significant  
**Does this Qualify For HPCP:** Not Required

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## HOLYOKE RE-1J - Holyoke ES - ES & JrSrHS Roof Replacements

### School Name: Holyoke ES

|                              |             |
|------------------------------|-------------|
| Number of Buildings:         | 1           |
| All or Portion built by WPA: | No          |
| Gross Area (SF):             | 43,984      |
| Replacement Value:           | \$9,980,416 |
| Condition Budget:            | \$8,089,794 |
| Total FCI:                   | 81.06%      |
| Energy Budget:               | \$15,394    |
| Suitability Budget:          | \$2,600,900 |
| Total RSLI:                  | 3%          |
| Total CFI:                   | 107%        |
| Condition Score: (60%)       | 2.79        |
| Energy Score: (0%)           | 2.21        |
| Suitability Score: (40%)     | 3.70        |
| School Score:                | 3.15        |



**Q#110.4** - The roof covering is in poor condition with reported leaks. Score: 2

## HOLYOKE RE-1J - Holyoke Jr/Sr HS - ES & JrSrHS Roof Replacements

### School Name: Holyoke Jr/Sr HS

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 92,500       |
| Replacement Value:           | \$26,582,297 |
| Condition Budget:            | \$12,359,932 |
| Total FCI:                   | 46.50%       |
| Energy Budget:               | \$32,375     |
| Suitability Budget:          | \$2,425,600  |
| Total RSLI:                  | 26%          |
| Total CFI:                   | 55.7%        |
| Condition Score: (60%)       | 3.03         |
| Energy Score: (0%)           | 2.40         |
| Suitability Score: (40%)     | 4.27         |
| School Score:                | 3.53         |



**Q#110.4** - The roof covering is in poor condition with reported leaks. Score: 2

# CDE BEST FY11-12 Grant Application Summaries

|   |  |   |   |
|---|--|---|---|
| <b>Applicant Name:</b>                      | HOLYOKE RE-1J                                  | <b>Sort Order #:</b>                            | 1.5   |
| <b>County:</b>                              | PHILLIPS                                       | <b>Applicant Priority #</b>                     | 3   |
| <b>Project Title:</b>                       | ES & JrSrHS Roof Replacements                  |   |   |
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fire Alarm            | <input type="checkbox"/> Roof                   | <input type="checkbox"/> Water Systems      |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting              | <input type="checkbox"/> School Replacement     | <input type="checkbox"/> Window Replacement |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA                   | <input type="checkbox"/> Security               | <input type="checkbox"/> New School         |
| <input type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> HVAC                  | <input type="checkbox"/> Facility Sitework      | <input type="checkbox"/> LandPurchase       |
| <input type="checkbox"/> Energy Savings     | <input checked="" type="checkbox"/> Renovation | <input type="checkbox"/> Project Other Explain: |   |

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

The series of BEST Cash Grant applications submitted on behalf of the Holyoke School District represents the values of the community, a thorough assessment of the current structures, and an understanding of life/safety issues that should be addressed immediately.

As a result of the Master Plan process, the District was able to determine that while both schools are over 50 years old, they are structurally sound and are viable buildings with the appropriate attention. The 2010 mill levy override was passed to keep the schools viable for the next 10 to 15 years at which time the District would have the bonding capacity to address further concerns.

Holyoke Elementary School is a 47,200 square foot, single story, brick building built in 1954 with additions in 1966, 1972, 1978 and 1998.

The HVAC, electrical and lighting systems in the Elementary School are original equipment and well past their expected life and in danger of failing. Recent below-zero weather caused the school to close due to classroom temperatures. Poor ventilation and excessive levels of carbon dioxide create an overall poor learning environment.

Most classrooms have two electrical outlets, one on each side of the room. Today's educational environment requires multiple outlets for basic teaching and learning functions. The current solution is to stretch extension cords everywhere which is not approved by the State Fire Safety Inspector.

The 1950s building has many safety concerns including a need for a fully-addressable fire alarm system and controlling the access to the building, both necessities for a safe and secure school in today's day and age.

The roof had its last major work in 1991. With warranties expired, the District has been paying for patching and sealing on an annual basis and still fights leaks in classrooms and hallways. Leaks are difficult to locate with the remodeled false ceiling.

Another issue at the Elementary School is the unsafe bus drop-off area. All parent, pedestrian and bus traffic unloads on the same stretch of curb in the front of the school. One immediate solution identified is to separate parent and bus traffic.

Holyoke Junior/Senior High School is an 119,400 square foot, single story building. The original high school gymnasium was built in 1950. The remainder of the High School was built in 1975 and the Junior High addition was completed in 1998.

Security is also an issue for the Junior/Senior High School because it was designed to allow for easy access to the public areas (gym and auditorium) creating difficulty in monitoring. Improvements are needed in the camera system, emergency all-call system, and with the visibility in the front office to improve the safety of students.

The roof covering the 1975 section of the building is in poor repair. Water pools up to one foot deep in areas and the entire roof has already been coated once requiring a total replacement of the roof. Leaks are frequent and significant damage to the ceiling is eminent.

The front of the Junior/Senior High School has traffic congestion similar to the Elementary School. Students exit in same location as the bus loading area, parent pickup and the student parking lot. The bus drop-off area needs to be relocated away from the front doors and the student parking lot.

The Facility Master Planning process and mill levy override election engaged the staff and community revealing a strong community value to get the most out of the existing facilities. Therefore, the District has prioritized projects to address critical life/ safety



issues with support from the BEST Cash Grant program.

The Holyoke Community is supporting the projects with an additional mill levy override, yet it is still insufficient for the District's priorities. BEST grants are the only means for the District to address the schools' most critical life safety issues to provide a safe and secure environment for its students and staff.

#### **Issue: Renovation**

##### **Deficiencies Associated with this Issue:**

Overview: The proposed scope addresses the Elementary and High School roofs, which are currently beyond their useful life. Both are leaking in many locations and existing exterior roof drains fail to route water away from the building. The moisture accumulation from leaks has the potential to produce mold growth in the interior of the building, compromising indoor air quality and creating health problems. The two schools in Holyoke School District fail to meet minimum standards necessary for a safe and secure environment. As part of Holyoke School District's phased plan to provide improvements to bring the current facilities up to current standards, this application includes work within the first phase which addresses the District's urgent needs with respect to life safety and replacement of critical systems that are currently beyond their expected useful life. Further definitions of these deficiencies are identified in the 2010 CDE Final School Assessment Report for Holyoke School District and in The Facility Assessment Review Comments from The Neenan Company documents submitted in this application.

Per CDE's statewide facility assessment, Holyoke School District's facility condition index (FCI) is approximately 80% and Colorado Facility Index (CFI) average is 108% for the Elementary School. The Junior/Senior High School's FCI is approximately 46% and CFI average is 56%. The Neenan Company's detailed assessment review per Holyoke School District's BEST master plan shows the deficiencies to be less severe than the state assessment, with a facility condition index (FCI) of approximately 21% and Colorado Facility Index (CFI) average of 69% for the Elementary School and an FCI of approximately 26% and CFI average of 50% for the Junior/Senior High School, illustrating that renovation of the existing facilities is the most prudent solution. Refer to Section 3 of the Master Plan for further information.

##### **Deficiencies:**

Leaking Roofs- Roofs at both the Elementary and High Schools are beyond their expected useful life spans and are experiencing leaking and frequent and expensive patch repairs. The existing Elementary School roof needs replacement per the Facilities assessment, photos, and attached roof report. The current roof was installed in 1997. It has standing water and numerous leaks. Water stains are visible on ceiling tiles and leaks have led to carpet replacement, relocating classes temporarily, and water on the tile cafeteria floor, necessitating more supervision and re-routing students during the lunch hour. The moisture accumulation in the interior of the building from leaks causes health concerns with mold, compromising indoor air quality. The Junior/Senior High School needs replacement of 70,000 SF of the flat, High School portion of the roof, per the Facilities Assessment, photos, and attached roof report. The current membrane roof was installed in 1998 and an elastomeric coating applied over it in 2000. The visible, white elastomeric roof coating has deteriorated and peeled in numerous locations, resulting in numerous leaks in hallways and common areas, where water stains are visible on ceiling tiles. Temporary fixes had to be arranged to stop leaks onto the gym floor during a volleyball game in Fall 2010. The moisture accumulation in the interior of the buildings from leaks also causes health concerns with mold, compromising indoor air quality.

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

Solution: Recommendations to Correct Deficiencies

The proposed solution is part of Holyoke School District's first phase (a 10-year plan) to address the District's urgent needs with respect to life safety and replacement of critical systems that are currently beyond their expected useful life. This solution most effectively addresses replacement of critical systems beyond their expected useful life.

A detailed description of the solution/benefits that would result from the repairs is listed below:

Roof replacement - Existing worn out and deteriorating membrane roofing systems on both the Elementary and Junior/Senior High Schools will be removed and replaced. A 60-mil EPDM membrane roofing system will be installed over the entire existing Elementary School, totaling 47,200 SF. The 20-year plan for the Elementary School includes interior renovations and additions to the building, which drove the decision to propose a 15-20 year roof solution for this building. The roof will be due for replacement at the time the additions are to be constructed, allowing a new, seamless roof to be installed over the entire facility at that time. A 3-layer built-up roofing system will be installed at the High School portion of the existing Junior/Senior High School, totaling 70,000 SF. The 20-year plan for the Junior/Senior High School includes only interior renovations and no additions, which drove the decision for a longer term 30-year warranted roofing solution at this school. Upon a detailed inspection of the roofs to be replaced, it was found that the existing rigid insulation below the roofing membrane is deteriorating in many areas. Where insulation is replaced due to failure of the existing materials, new R-20 rigid roofing insulation will be installed in order maintain compliance with current codes, and will contribute to energy savings and improved thermal comfort within the interior spaces of



the schools.

### **How Urgent is this Project:**

#### **Urgency**

The urgency of this application for Holyoke School District is based on deficiencies identified in the 2010 Facility Assessment Report and in Section 4 of the BEST application, as identified by the Master Planning team. A mill levy override was passed in November 2010, which will generate additional revenue for ten years in order to provide funding to address the most critical items from the 10-year solutions developed during the Master Plan process, as well as key technology upgrades to make the buildings suitable for students for the next decade or longer until such time the community can approve a bond question. The identified deficiencies substantially exceed the revenue stream from the mill levy override. If the District does not receive the BEST grant funding, it will be forced to prioritize among a list of critical life safety items, resulting in an up to 10-year delay for many of the projects. The longer the delay of these critical improvements, the more likely the District will encounter serious safety issues. Further delaying the replacement of critical systems that are far beyond their useful life will result in costly repairs which only provide a Band-Aid to the problem.

Currently, as identified in the deficiencies, the existing roofing system on both the Elementary and Junior/Senior High Schools are beyond their lifespans and in a constant state of repair. Failure of the roofing systems would threaten to compromise the integrity of the school structures. Moisture accumulation in ceiling tiles from roof leaks has the potential to produce mold growth in the interior of the building, compromising indoor air quality and creating potential health problems.

BEST grant funding is the only viable means for Holyoke School District to continue to thrive in facilities that meet minimum health and life safety needs as determined by CDE. Funding from this grant will allow Holyoke School District to replace critical systems that are currently beyond their expected useful life.

**What is the Cost Associated with this Issue:** \$1,540,134

### **How Does this Project Conform with the Construction Guidelines:**

The existing schools will only be renovated and improved to meet Public Schools Construction Guidelines with respect to the specific systems being improved within this scope of work. Areas of the schools and sites not included in the scope of these improvements will remain as is and may or may not comply with Public Schools Construction Guidelines. Further upgrades to address issues of non-compliance within the existing buildings will be considered as part of the 20- and 30-year plans for the Holyoke School District.

Included in this application is the replacement of the existing Elementary School and Junior/Senior High School roofs. Regarding Section 3 of the Public Schools Construction Guidelines, the existing buildings are not required to meet LEED Gold certification requirements per the following guidelines of the CDE

HPCP program outlined in the BEST application:

-The project includes no HVAC upgrades.

•The increased initial cost resulting from the HPCP cannot be recouped by decreased operational costs within 15 years.

•The cost of the renovation projects does not exceed 25% of the current values of the buildings.

As there are many areas within the existing roof where insulation is degraded, the existing insulation will need to be removed and new rigid insulation will be installed. All new roof insulation will be installed in accordance with the current International Energy Conservation Code within the scope of this project, which will greatly improve the energy efficiency of the existing building.

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

The Holyoke School District operates with a general fund totaling \$ 5,145,273 and is committed to all aspects of providing a quality education. For Fiscal Year 2011, the District has allocated \$441,805 to operations and maintenance, which accounts for 41% of all discretionary spending.

For Fiscal Year 2011, the District has budgeted \$180,000 of general fund money for capital projects which equates to \$310 per student, which exceeds the former required transfer. Even in times of declining enrollment and decreased state funding, the District has made it a priority to protect the capital projects budget. Audited financials demonstrate a long-held commitment to capital projects: FY10 - \$309,129; FY09 - \$876,140; FY08 - \$648,330; FY07 - \$208,755; FY 06 - \$274,368. However, it is clear that \$180,000 is not sufficient for meeting all needs identified in the Master Plan.

In November of 2010, voters approved a mill levy override for ten years that will generate about \$200,000 per year, bringing the available funds for capital projects to about \$380,000 per year for the next ten years before the override sunsets. At our current student population, this amount equates to \$650 per student. It is the intent of the Board and the voters to address facility issues over the next ten years which will require a match through the BEST program.

While the combination of the capital projects budget and mill levy override is a substantial investment in the facilities, it cannot meet the needs identified in the Master Plan for the next ten years. Because the override sunsets, there is no guaranteed funding

available for ongoing replacements of any new work completed as a result of this override and potential BEST grant. In order to set aside enough funds to replace all purchases included in the five grants twenty years from now, the District would need to set aside an additional \$340 per pupil for such purpose. As the Master Plan indicates, in order to meet the 20 year needs or replacement of any upgrades completed at this time will require the passage of a bond after the current debt service is complete in 2020. Therefore, a successful grant application will allow the school to meet its immediate needs until such time when the district is able to pass a bond.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time, Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

The two primary educational buildings are the Holyoke Elementary School and the Holyoke Junior/Senior High School. The Elementary School was originally built in 1956 with additions in 1966, 1972, 1978, and 1998. The existing auxiliary gym at the Junior /Senior High School was constructed in 1956 and remains a part of the school. In 1978, the High School building was constructed, and the addition of the Junior High School was completed in 1998.

The School District and community are determined to make sure they get the most value out of the buildings they have, and make sure the community's money is spent wisely. A Master Plan was created to assist the District in evaluating if it is valuable to continue to improve their existing buildings, or if it is more prudent to construct new facilities. The conclusion of the master plan study was that the facilities can be upgraded, they are structurally sound and functional, and it is economically valuable to invest in the current facilities based on a detailed cost analysis of renovation vs. new (refer to the attached Master Plan document for additional information).

While the conclusion is clear that improvements to the existing facilities are more economically viable than replacement of the facilities, there are a multitude of issues within the aging existing buildings that greatly compromise student health and safety. Holyoke School District has devised a phased plan to provide improvements to bring the current facilities up to current standards. The first phase (a 10-year plan) addresses the District's urgent needs with respect to life safety and replacement of critical systems that are currently beyond their expected useful life. This application specifically addresses the Elementary and High School roofs, which are currently beyond their useful life. Both are leaking in many locations and existing exterior roof drains fail to route water away from the building. The moisture accumulation from leaks has the potential to produce mold growth in the interior of the building, compromising indoor air quality and creating health problems.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

NA

**CDE Comments:**

HOLYOKE'S 5 APPLICATIONS ARE ALL BASED ON A LONG RANGE MASTER PLAN FOR FACILITY IMPROVEMENTS. THE DISTRICT HAS SEPARATED AND PRIORITIZED PROJECTS FROM THEIR 5-10 YEAR PROJECT LIST. RELATIVE TO THE CDE FACILITY ASSESSMENT, THE DISTRICT'S MASTER PLAN DETERMINED A MUCH LOWER FCI (21%) AND CFI (69%) FOR THE ELEMENTARY SCHOOL BASED ON ACTUAL LONG-TERM PROJECT OPTIONS. THE HIGH SCHOOL WAS ALSO DETERMINED TO BE LOWER, AT 26% (FCI) AND 50% (CFI).

|  |                |                                     |             |
|--|----------------|-------------------------------------|-------------|
| <b>Funded FTE Count:</b>                                       | 566.00         | <b>Bonded Debt Approved:</b>        |             |
| <b>Assessed Valuation:</b>                                     | 44566430       | <b>Year Bond Election Passed:</b>   |             |
| <b>PPAV:</b>   | \$78,753.00    | <b>Bonded Debt Failed:</b>          |             |
| <b>Bonded Debt:</b>  | \$1,950,000.00 | <b>Year Bond Election Failed:</b>   |             |
| <b>Total Bonding Capacity:</b>                                 | \$8,913,286.00 | <b>2010 Bond Election Results:</b>  | NA          |
| <b>% of Bonding Capacity Used:</b>                             | 22.00%         | <b>Median Household Income:</b>     | \$16,316.00 |
| <b>Bond Capacity Remaining:</b>                                | \$6,963,286.00 | <b>Free or Reduced Lunch %:</b>     | 43.80%      |
| <b>Existing Bond Mill Levy:</b>                                | 4.25           | <b>State Financial Watch:</b>       | No          |
| <b>Who Owns the Facility:</b>                                  | District       | <b>Charter School Fund Balance:</b> | NA          |
| <b>If it's a 3rd Party Explain:</b>                            |                | <b>Charter Authorizer Letter:</b>   | No          |
|  |                | <b>Charter 3 Month Notice:</b>      | No          |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No             | <b>Charter Chartered for 5 Yrs:</b> | No          |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                | <b>Year Built:</b>                  | 1953, 1975  |

NA

|                                    |                       |                                    |                       |
|------------------------------------|-----------------------|------------------------------------|-----------------------|
| <b>Current Grant Request:</b>      | <b>\$982,606.00</b>   | <b>Affected Sq Ft:</b>             | 117,200.00            |
| <b>Current Applicant Match:</b>    | <b>\$711,541.00</b>   | <b>Master Plan Completed:</b>      | Yes                   |
| <b>Current Total Project Cost:</b> | <b>\$1,694,147.00</b> | <b>CDE Minimum Match %:</b>        | 42                    |
| <b>Previous Grant Awards:</b>      | 0                     | <b>Actual Match % Provided:</b>    | 42                    |
| <b>Previous Matches:</b>           | 0                     | <b>Was a Waiver Required:</b>      | N/A                   |
| <b>Future Grant Requests:</b>      | 0                     | <b>Stautory Waiver:</b>            |                       |
| <b>Future Matches:</b>             | 0                     | <b>FCI:</b>                        | 63.78%                |
| <b>Total for all Phases:</b>       | <b>\$1,540,134.00</b> | <b>CFI:</b>                        | 81.35%                |
| <b>Cost Per Pupil:</b>             | <b>\$2,683.00</b>     | <b>Inflation:</b>                  | 2                     |
| <b>Cost Per Sq Ft:</b>             | <b>\$13.00</b>        | <b>Historical Significance:</b>    | Yes-Granted Exemption |
| <b>Red Flags for Discussion:</b>   | None                  | <b>Does this Qualify For HPCP:</b> | Not Required          |
| <b>Red Flags Explain:</b>          |                       |                                    |                       |

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## WRAY RD-2 - Buchanan MS - MS Partial Roof and Exhaust Fan Replacement

### School Name: Buchanan MS

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 3            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 50,096       |
| Replacement Value:           | \$12,975,415 |
| Condition Budget:            | \$6,096,424  |
| Total FCI:                   | 46.98%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$1,111,500  |
| Total RSLI:                  | 8%           |
| Total CFI:                   | 55.6%        |
| Condition Score: (60%)       | 2.88         |
| Energy Score: (0%)           | 1.92         |
| Suitability Score: (40%)     | 4.35         |
| School Score:                | 3.47         |



**Q#110.4 - The roof covering is in good condition. Score: 4**

# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** WRAY RD-2

**Sort Order #:** 1.5

**County:** YUMA

**Applicant Priority #** 1

**Project Title:** MS Partial Roof and Exhaust Fan Replacement

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

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

Buchanan Middle School (known as "BMS") has experienced on-going roofing and exhaust air quality issue for many years. The original school structure was built in 1953 and has been modified with both additions and some remodels over the last 50-years. There are many roof planes that protect the school structure and nearly 90% of those areas have been re-roofed over the past 10-years; those areas are not included in this application. Those roof planes in this grant request are failing, leaking and need replacement.

The current roofing protection is a stone ballast anchored EPDM single ply membrane that was installed over and on-top of the structure's original asphalt felt roofing material. Thermal insulation was installed with the buildings original construction and is located against the ceiling plane (the R-Value is adequate for this project).

The stone ballast has been a source of hail protection for the membrane, but the membrane itself demonstrates significant levels of tenting or shrinkage at the edge conditions where the roofing terminates along the parapet, roof edge or wall conditions. Much of the roofing perimeter membrane is in direct tension and subject to tearing which would further compromise the roofing protection.

There are areas where the roofing assembly has no measureable slope to permit positive drainage. Accumulated storm water sometimes (pending the extent of moisture) flows into the perimeter drains, but most ponds and remains until removed by evaporation. The lack of measureable moisture in the District's region is a major reason why more roof leaks have not occurred.

The perimeter terminations at the parapet and wall conditions offer limited protection and do not provide the traditional 'manufacturer recommended' sheet metal accessories to properly and adequately terminate the membrane.

Our design research and investigation supports a roofing design that will protect the structure from a 90-mph wind gust and up to a 2-inch diameter hail storm. The roofing material on the subject roof planes are outside of any manufactured warranties and would not provide any certified level of protection for water, snow, wind or hail.

BMS also have several exhaust fans (50+ year's of service) that need to be replaced to improve and maintain proper indoor air quality of the affected building areas. These fans are no longer serviceable and cannot be salvaged or repaired to meet current mechanical code and/or construction guidelines. The roof curbs that support the fan equipment are not adequate in height to properly protect the roof flashing integrity. These curbs have been a source of moisture intrusion and will be replaced.

On campus (but a separate structure) is the BMS Multi-Purpose Building, which is a free standing pre-engineered metal panel structure built in 1974. The roofing system on this structure is a pre-manufactured metal panel system secured directly to the supporting roof structure framing and has blanket insulation below the roofing panel surface. The panels have both longitudinal and lateral lap seams that were originally sealed with a butyl sealant not designed to support 35 years of protection. This sealant was not made of 100% synthetic solids and has (over the decades of weathering cycles) simply dried out allowing moisture intrusion.

The roof panels have adequate slope and are in good condition, but the dried sealant cannot protect the complete envelop. Where these panels terminate the building's ridge, lateral panel seams and at mechanical penetrations the sealant must be removed and replaced with new. This repair, using material comprised of 100% solid sealants, will extend the roofing service life for at least another 5+ years.

**Issue:** HVAC

### Deficiencies Associated with this Issue:

Three exhaust fans are serving several vital areas of the building; one is a student toilet room area, another the girls athletic locker

room and the 3rd is servicing a former locker room that is now being used for equipment storage. These units are original to the 1953 construction and no longer provide adequate (minimum) levels of mechanical ventilation (per the building code) and are a general health concerns for the students simply from a lack of performance.

**Proposed Solution to Address the Deficiencies Listed Above:**

We propose to replace all three exhaust fan units with new efficient equipment utilizing the existing ductwork and electrical connections. We propose to replace all roof curbs to raise the units to a proper height above roof surface that would account for adequate roof flashing. Current roof curbs are source of water intrusion since they are significantly less than traditional 8-inches of curb height above the roofing surface.

**How Urgent is this Project:**

These fans are over 50-years old and can no longer be serviced with matching equipment typical for preventative maintenance. Adequate levels of air changes for proper exhaust activity that would comply with the International Mechanical Code requirements cannot be met. Air simply remains stale within the rooms affected and the necessary levels / frequency of air changes cannot be obtained.

**What is the Cost Associated with this Issue:** \$14,250.00

**Issue:** Roof

**Deficiencies Associated with this Issue:**

The major roofing areas of the building proposed with this Grant application are a ballasted EPDM single ply roofing system that has failed. Two smaller areas (also a ballasted assembly) have no measurable slope to permit adequate drainage. These roofing membranes are major items of concern from water intrusion, as well as membrane tenting and shrinkage.

Water is entering the system in numerous locations and is compromising the underlying building structure, insulation and finishes of the interior environment. There also exists areas of ponding water; insufficient slope to allow the water to reach the drains or gutter collection system. Over time these substrates have compressed; further reducing the necessary slope for adequate storm water runoff. The existing EPDM membrane is a single layer of protection and water is entering under the roof system from holes and seam failures in the single ply assembly fabric.

The existing roofing membrane (at the edge condition) is tenting (a form of shrinkage) and has separated from the wall surface in numerous areas. This has caused water penetration into the building and damaged the gypsum board ceiling over the school stage area where it partially collapsed onto the floor below. The action of tenting occurs when the membrane shrinks due to loss of "processing oils"; residual stresses from the manufacturing process. It also occurs with the failure to allow the rubber membrane to "relax" prior to installation. This type of membrane material can shrink as much as 2-4% and when rigidly secured at the end conditions will tear or "pull-away" from those end connection. There are several major areas where this single membrane is in significant tension, eventually pulling completely away from the wall connection that will force a tear in the membrane and allow further water intrusion.

The BMS Multi-Purpose building is a pre-engineered structure built in 1974. The roof has several ongoing leaks; the result of joint sealant material (a Butyl material that was not 100% solid) that has dried out and shrunk in volume leaving wind driven rain opportunity to enter the building.

**Proposed Solution to Address the Deficiencies Listed Above:**

Our design research suggests that roofing systems in the Wray, CO area should account for at least 1-1/2-inch hail and 90-mph wind gusts. We are proposing to remove the current ballasted roofing membrane and replace with a new multi-ply SBS modified bitumen roofing system with a flood and gravel surface. This multi-layer assembly will provide over 300-mils of membrane thickness and the surface gravel will assist in the break-up of hail stones. This roof design would come with a 30-year watertight warranty, a 90-MPH wind gust rating and hail protection for up to a 2-inch hail stones.

The BMS Multi-Purpose Building roofing panels will be resealed using gunnable material comprised of 100% solid sealants. This extends the roofing service life for at least another 5+ years, but does not replace the future demand for roofing replacement. The District will seek a long term solution for this roofing replacement in its facility planning sessions.

**How Urgent is this Project:**

These areas of the school regularly experience water intrusion and are in need of immediate attention. Only the lack of measureable rainfall has reduced the level of moisture intrusion. The current ballasted EPDM membrane assembly is (in some areas) shrinking/separating at the edge termination conditions and may tear allowing further water intrusion.

The joint seals within the metal roofing assembly that covers the wrestling area have failed (allowing water intrusion) and will need immediate attention.



**What is the Cost Associated with this Issue:** \$82,229.00

**How Does this Project Conform with the Construction Guidelines:**

Our grant request proposes to return the existing construction back to PSCG conformity under Sections 1.2.1, 3.1, 3.2, 3.2.1, 3.12, 6.1 and 6.3.

Sec. 1.2.1 Portions of BMS and BMS Multi-Purpose building have several deficiencies applicable to the health, safety and environmental codes and standards as required by state and federal law. Water intrusion, maintenance of structural integrity and Indoor Air Quality are all significant areas of concern.

Sec. 3.1 Portions of BMS and BMS Multi-Purpose building do not have a sound roofing system. Moisture intrusion, wind exposure are compromised.

Sec. 3.2 Portions of BMS and BMS Multi-Purpose building do not have a weathertight roofing system that adequately protects the building occupants and property nor does it allow all water to positively drain off the roof surfaces.

Sec. 3.2.1.1 New roofing assemblies will be installed on portions of BMS that will protect the building's occupants and property within. Said roofing will protect for a minimum of 30-years to meet/exceed the requirements of published NRCA guidelines and building code requirements.

Sec. 3.2.1.6 New sealant repairs within the roof panel joint connections will improve the weather ability of the roofing assembly and resist water/wind intrusion and extend the service life of this metal roofing assembly.

Sec. 3.12 Replacement of the three exhaust fans will improve the healthy building indoor air quality (IAQ) for the rooms they service.

Sec. 6.1 These improvements of both limited roofing assemblies and several exhaust fan replacements will continue to extend the service life of the Buchanan Middle School structure and the BMS Multi-Purpose building.

Sec. 6.3 These new improvements of both limited roofing assemblies and several exhaust fan replacements will achieve building code compliance as well as correct the present health and safety deficiencies present within both the BMS structure and BMS Multi-Purpose building.

**How Does the Applicant Plan to Maintain this Project if it is Awarded:**

The WraySD maintenance director periodically and systematically performs visual inspections of all of the District buildings. This is done in detail and the maintenance director recommends repair/maintenance of these systems (as necessary) to extend their service life. Roofing protection and HVAC equipment maintenance is a high priority within our facilities.

Our District regularly allocates maintenance funds for the building program as part a mill levy override and State funding support. For this specific structure, we have allocated approximately \$15,000. annually from the District's Capital Fund that could be used specifically for roofing and HVAC replacement. The effort in this grant request will complete the building roofing replacement; continuing the overall service life of the structure.

The roofing solution recommended herein provides the highest performing wind and hail protection available and needed for this area of Colorado. The selected manufacturer will be obligated to provide a minimum water-tight warranty of 30 years, perform bi-annual inspections of the completed roof assembly, provide 24-hour leak response (if one should occur) and make repairs necessary for those first 30-years.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time, Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

The Buchanan Middle School was opened in 1953; the portion of the building within this request pertains to that original construction. The building has been regularly maintained and these roof areas in question are the last of those to be replaced. The ballasted roofing areas were installed in 1994, have exceeded their warranty and are degrading beyond a level of preventative maintenance and repair. In addition, there are three exhaust fans (original to the building) that no longer provide adequate ventilation and must be replaced; they are over 50-years old.

Although a separate structure on the campus, the BMS Multi-Purpose building was constructed in 1974 and the original roof construction remains. We are requesting a higher level of prevention repair to extend the service life for at least another 5-years.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

\$15,000.00



**CDE Comments:**

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|  |                 |                                     |                |
|--|-----------------|-------------------------------------|----------------|
| <b>Funded FTE Count:</b>                                       | 632.00          | <b>Bonded Debt Approved:</b>        | \$7,790,000.00 |
| <b>Assessed Valuation:</b>                                     | 102622770       | <b>Year Bond Election Passed:</b>   | 05             |
| <b>PPAV:</b>   | \$162,378.00    | <b>Bonded Debt Failed:</b>          |                |
| <b>Bonded Debt:</b>  | \$7,053,126.00  | <b>Year Bond Election Failed:</b>   |                |
| <b>Total Bonding Capacity:</b>                                 | \$20,524,554.00 | <b>2010 Bond Election Results:</b>  | NA             |
| <b>% of Bonding Capacity Used:</b>                             | 34.00%          | <b>Median Household Income:</b>     | \$16,822.00    |
| <b>Bond Capacity Remaining:</b>                                | \$13,471,428.00 | <b>Free or Reduced Lunch %:</b>     | 50.92%         |
| <b>Existing Bond Mill Levy:</b>                                | 5.086           | <b>State Financial Watch:</b>       | No             |
| <b>Who Owns the Facility:</b>                                  | District        | <b>Charter School Fund Balance:</b> | NA             |
| <b>If it's a 3rd Party Explain:</b>                            |                 | <b>Charter Authorizer Letter:</b>   | No             |
| NA   |                 | <b>Charter 3 Month Notice:</b>      | No             |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No              | <b>Charter Chartered for 5 Yrs:</b> | No             |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                 | <b>Year Built:</b>                  | 1952           |

NA

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|                                    |              |                                    |                       |
|------------------------------------|--------------|------------------------------------|-----------------------|
| <b>Current Grant Request:</b>      | \$66,603.90  | <b>Affected Sq Ft:</b>             | 13,088.00             |
| <b>Current Applicant Match:</b>    | \$54,494.10  | <b>Master Plan Completed:</b>      | No                    |
| <b>Current Total Project Cost:</b> | \$121,098.00 | <b>CDE Minimum Match %:</b>        | 45                    |
| <b>Previous Grant Awards:</b>      | 0            | <b>Actual Match % Provided:</b>    | 45                    |
| <b>Previous Matches:</b>           | 0            | <b>Was a Waiver Required:</b>      | N/A                   |
| <b>Future Grant Requests:</b>      | 0            | <b>Stautory Waiver:</b>            |                       |
| <b>Future Matches:</b>             | 0            | <b>FCI:</b>                        | 46.98%                |
| <b>Total for all Phases:</b>       | \$110,089.00 | <b>CFI:</b>                        | 55.60%                |
| <b>Cost Per Pupil:</b>             | \$567.00     | <b>Inflation:</b>                  | 0                     |
| <b>Cost Per Sq Ft:</b>             | \$8.00       | <b>Historical Significance:</b>    | Yes-Granted Exemption |
| <b>Red Flags for Discussion:</b>   | None         | <b>Does this Qualify For HPCP:</b> | Not Required          |
| <b>Red Flags Explain:</b>          |              |                                    |                       |

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## COLORADO SPRINGS 11 - Monroe ES - Fire Alarm Replacement @ 2 ES

### School Name: Monroe ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 47,633       |
| Replacement Value:           | \$10,189,024 |
| Condition Budget:            | \$5,954,572  |
| Total FCI:                   | 58.44%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$1,824,800  |
| Total RSLI:                  | 13%          |
| Total CFI:                   | 76.4%        |
| Condition Score: (60%)       | 3.00         |
| Energy Score: (0%)           | 2.69         |
| Suitability Score: (40%)     | 4.23         |
| School Score:                | 3.49         |



**Q#87** - The fire alarm system is working properly and meets guidelines but showing signs of age. Score: 3 **Q#87.2**- Alarm system is functional. The system is addressable. The system is expected to expire within the next ten years. Score: 3

## COLORADO SPRINGS 11 - Madison ES - Fire Alarm Replacement @ 2 ES

### School Name: Madison ES

|                              |             |
|------------------------------|-------------|
| Number of Buildings:         | 1           |
| All or Portion built by WPA: | No          |
| Gross Area (SF):             | 36,741      |
| Replacement Value:           | \$7,769,662 |
| Condition Budget:            | \$4,807,717 |
| Total FCI:                   | 61.88%      |
| Energy Budget:               | \$0         |
| Suitability Budget:          | \$2,506,600 |
| Total RSLI:                  | 14%         |
| Total CFI:                   | 94.1%       |
| Condition Score: (60%)       | 3.15        |
| Energy Score: (0%)           | 2.79        |
| Suitability Score: (40%)     | 3.85        |
| School Score:                | 3.43        |



**Q#87**- The fire alarm system is working properly and meets guidelines but showing signs of age. Score: 3 **Q#87.2**- The alarm system has been replaced recently. The system is addressable. The system may require upgrades within the next ten years. Score: 4

# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** COLORADO SPRINGS 11

**Sort Order #:** 1.6

**County:** EL PASO

**Applicant Priority #** 1

**Project Title:** Fire Alarm Replacement @ 2 ES

- |   |  |  |   |
|---|--|--|---|
| <input type="checkbox"/> Addition           | <input checked="" type="checkbox"/> Fire Alarm | <input type="checkbox"/> Roof  | <input type="checkbox"/> Water Systems      |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting              | <input type="checkbox"/> School Replacement                                      | <input type="checkbox"/> Window Replacement |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA                   | <input type="checkbox"/> Security  | <input type="checkbox"/> New School         |
| <input type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> HVAC                  | <input type="checkbox"/> Facility Sitework                                       | <input type="checkbox"/> LandPurchase       |
| <input type="checkbox"/> Energy Savings     | <input type="checkbox"/> Renovation            | <input checked="" type="checkbox"/> Project Other Explain: 2 different locations |   |

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

Replace outdated fire alarm systems in two existing elementary schools. BEST grant is being pursued due to lack of Distict funding.

**Issue:** Other

### Deficiencies Associated with this Issue:

The schools listed in the application need to be brought up to current fire code requirements. These two elementary schools lack a sufficient number of horns, strobes, smoke detectors and pull stations to meet current code requirements. The current fire alarm systems are difficult to maintain and finding replacement parts is increasingly difficult.

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

Two elementary schools serving a total of 744 students ages 3-11 will be upgraded with new fire alarm systems that will comply with the latest version of the International Fire Code. These upgrades will provide a safe environment for all students including those with visual and auditory impairments. District 11 currently serves 74 who are deaf, hard of hearing or visually impaired, so during any given year students with disabilities might be assigned to attend one of the two schools. The proposed upgrades will provide additional horns, strobes, smoke detectors and pull stations in each classroom providing a safer environment for all students and staff.

### How Urgent is this Project:

The existing fire alarm systems are forty six (46) years old and have far outlived their useful life expectancy. Parts are getting harder and harder to get. This is a critical life safety issue. We are hoping to have these systems replaced before fiscal year 2012.

**What is the Cost Associated with this Issue:** NA

**Issue:** Fire Alarm

### Deficiencies Associated with this Issue:

The schools listed in the application need to be brought up to current fire code requirements. These two elementary schools lack a sufficient number of horns, strobes, smoke detectors and pull stations to meet current code requirements. The current fire alarm systems are difficult to maintain and finding replacement parts is increasingly difficult.

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

Two elementary schools serving a total of 744 students ages 3-11 will be upgraded with new fire alarm systems that will comply with the latest version of the International Fire Code. These upgrades will provide a safe environment for all students including those with visual and auditory impairments. District 11 currently serves 74 who are deaf, hard of hearing or visually impaired, so during any given year students with disabilities might be assigned to attend one of the two schools. The proposed upgrades will provide additional horns, strobes, smoke detectors and pull stations in each classroom providing a safer environment for all students and staff.

### How Urgent is this Project:

The existing fire alarm systems are forty six (46) years old and have far outlived their useful life expectancy. Parts are getting harder and harder to get. This is a critical life safety issue. We are hoping to have these systems replaced before fiscal year 2012.

**What is the Cost Associated with this Issue:** \$160,000

### How Does this Project Conform with the Construction Guidelines:

Public Schools are required to meet all safety standards including the State adopted version of the International Fire Code. The upgrades proposed in this application will allow School District 11 to meet the International Fire Code standards and provide a safe environment for all students.

**How Does the Applicant Plan to Maintain this Project if it is Awarded:**

District 11 currently has a preventative maintenance program that checks our fire alarm systems periodically throughout the year. We currently have 3 Fire Alarm Technicians on staff who address repairs as needed. Since 1996 the District has used bond funds to replace outdated fire alarm systems. This grant funded project will allow District 11 to update 2 additional elementary schools. In the future our plan is to use our Capital Reserve account to continue updating the safety of our school buildings.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time, Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

Both buildings were constructed and purchased by the school district in 1964.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

\$2,600,000

**CDE Comments:**

|  |                  |                                     |                  |
|--|------------------|-------------------------------------|------------------|
| <b>Funded FTE Count:</b>                                       | 27,322.00        | <b>Bonded Debt Approved:</b>        | \$131,700,000.00 |
| <b>Assessed Valuation:</b>                                     | 2503778120       | <b>Year Bond Election Passed:</b>   | 04               |
| <b>PPAV:</b>   | \$91,639.00      | <b>Bonded Debt Failed:</b>          | \$96,700,000.00  |
| <b>Bonded Debt:</b>  | \$196,333,084.00 | <b>Year Bond Election Failed:</b>   | 02               |
| <b>Total Bonding Capacity:</b>                                 | \$500,755,624.00 | <b>2010 Bond Election Results:</b>  | NA               |
| <b>% of Bonding Capacity Used:</b>                             | 39.00%           | <b>Median Household Income:</b>     | \$21,112.00      |
| <b>Bond Capacity Remaining:</b>                                | \$304,422,540.00 | <b>Free or Reduced Lunch %:</b>     | 51.12%           |
| <b>Existing Bond Mill Levy:</b>                                | 6.75             | <b>State Financial Watch:</b>       | No               |
| <b>Who Owns the Facility:</b>                                  | District         | <b>Charter School Fund Balance:</b> | NA               |
| <b>If it's a 3rd Party Explain:</b>                            |                  | <b>Charter Authorizer Letter:</b>   | No               |
|  |                  | <b>Charter 3 Month Notice:</b>      | No               |
|  |                  | <b>Charter Chartered for 5 Yrs:</b> | No               |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No               | <b>Year Built:</b>                  | 1964, 1964       |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                  |                                     |                  |

NA

|                                    |              |                                    |              |
|------------------------------------|--------------|------------------------------------|--------------|
| <b>Current Grant Request:</b>      | \$98,560.00  | <b>Affected Sq Ft:</b>             | 84,374.00    |
| <b>Current Applicant Match:</b>    | \$77,440.00  | <b>Master Plan Completed:</b>      | Yes          |
| <b>Current Total Project Cost:</b> | \$176,000.00 | <b>CDE Minimum Match %:</b>        | 44           |
| <b>Previous Grant Awards:</b>      | 0            | <b>Actual Match % Provided:</b>    | 44           |
| <b>Previous Matches:</b>           | 0            | <b>Was a Waiver Required:</b>      | N/A          |
| <b>Future Grant Requests:</b>      | 0            | <b>Stautory Waiver:</b>            |              |
| <b>Future Matches:</b>             | 0            | <b>FCI:</b>                        | 60.16%       |
| <b>Total for all Phases:</b>       | \$160,000.00 | <b>CFI:</b>                        | 75.25%       |
| <b>Cost Per Pupil:</b>             | \$215.00     | <b>Inflation:</b>                  | 4            |
| <b>Cost Per Sq Ft:</b>             | \$1.00       | <b>Historical Significance:</b>    | NA           |
| <b>Red Flags for Discussion:</b>   | None         | <b>Does this Qualify For HPCP:</b> | Not Required |
| <b>Red Flags Explain:</b>          |              |                                    |              |

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## PLATEAU RE-5 - Peetz Pre-K-12 - PK-12 Fire Alarm, HVAC, and Security Project

### School Name: Peetz Pre-K-12

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 67,198       |
| Replacement Value:           | \$15,016,553 |
| Condition Budget:            | \$5,232,766  |
| Total FCI:                   | 34.85%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$3,349,800  |
| Total RSLI:                  | 32%          |
| Total CFI:                   | 57.2%        |
| Condition Score: (60%)       | 2.90         |
| Energy Score: (0%)           | 2.60         |
| Suitability Score: (40%)     | 4.02         |
| School Score:                | 3.35         |



**Q#87-** The fire alarm system is working properly and meets guidelines but showing signs of age. Score: 3 **Q#87.2-** The alarm system has been replaced recently. The system is addressable. The system may require upgrades within the next ten years. Score: 4 **Q#125.1 -** AGREE: There is restricted access at secondary entrances and controlled access at the building main entrance as recommended in the guidelines. Score: 5 **Q#125.2 -** AGREE: The facility is designed so that supervision is enhanced through proper sightlines or video cameras, few or no "hiding areas", good visibility both inside and outside the building, and visual access to appropriate areas. Score: 5



# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** PLATEAU RE-5 **Sort Order #:** 1.6  
**County:** LOGAN **Applicant Priority #** 1  
**Project Title:** PK-12 Fire Alarm, HVAC, and Security Project

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

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

The affected facility is a single building K-12 facility. Particular areas of concern with respect to current mechanical (HVAC) and electrical systems include student health from poor indoor thermal comfort and air quality, excessive CO2 levels in classroom spaces that are well beyond international mechanical code and ASHRAE standards (e.g. measured 1,500+ parts per million/PPM above ambient level of 530 PPM during heating and cooling seasons) which compromises student learning due to reduced oxygen levels; interior spaces (no operable windows) that are required by code to have mechanical ventilation -- mechanical ventilation systems that have failed and no longer are capable of providing ventilation (outside air) during the heating season; fire alarm system strobe lights that do not meet fire code; unsecured building access through the front and rear main doors that cannot be monitored by staff and places student, faculty and staff at risk from unwanted unauthorized visitors/intruders. The BEST cash grant combined with a District cap reserve cash contribution and a 3rd party tax exempt municipal lease that will be repaid with current mill levy funds and guaranteed savings, will provide the supplemental funding to accomplish all of these very much needed health/life safety improvements.

### Issue: Fire Alarm

#### Deficiencies Associated with this Issue:

The current fire alarm system strobe lighting configuration and quantity does not meet current State and local fire department requirements for visual annunciation of fire alarm conditions throughout the school. Line item 934 in "Attachment A – Fire Inspector Report" identifies a requirement to add strobe lights in all restrooms. "Attachment B – Fire Zones & Devices" shows the location of current devices. Section 3.5. of the CAPITAL CONSTRUCTION ASSISTANCE PUBLIC SCHOOLS FACILITY CONSTRUCTION GUIDELINES states that "A building fire alarm and duress notification system in all school facilities designed in accordance with State and Local fire department requirements." The current configuration does meet this requirement or intent. It should also be noted that any modifications to the existing system to meet this requirement must include assurances that the revised configuration and addition of annunciation devices meets all applicable codes and standards and does not compromise the UL system listing for the current fire alarm system.

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

Re-engineer fire alarm annunciation system for reconfiguration and addition of fire alarm strobe lights to meet all applicable State and local fire department codes and standards. Install, connect and commission system additions to ensure compliance and to ensure that the modified system maintains the UL system listing for the current fire alarm system.

#### How Urgent is this Project:

Need is immediate based on guidance from the authority having jurisdiction (local fire marshal); however, an extension to the time to complete requirement can be obtained if there is a formal plan to implement the improvements. This work can be completed during the fall 2011/2012 school year subsequent to the BEST grant award cycle.

**What is the Cost Associated with this Issue:** \$28,631

### Issue: Security

#### Deficiencies Associated with this Issue:

The main entry points into the school facility (front east facing doors/vestibule and hallway and east facing doors into the student parking lot) are not visible to staff and, as a result, present a serious security/safety risk to the students, faculty and staff. Section 3.9 of the CAPITAL CONSTRUCTION ASSISTANCE PUBLIC SCHOOLS FACILITY CONSTRUCTION GUIDELINES states that "secured facilities including a main entrance and signage directing visitors to the main entrance door (should be provided). The main entrance walking traffic should flow past the main office area and be visibly monitored from the office either directly or via a video camera system. All other exterior entrances shall be locked and have controlled access."

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

Modify the front entrance and adjacent school office space to create an entry/exit path that will direct all people traffic past a front desk in the front office that is staffed by school personnel. Add automatic door locking hardware, an external digital video monitoring system and remote monitoring and access control that will allow staff to control building entry from a remote location in the event that the front desk is unoccupied. Add similar door locking hardware and security monitoring devices to the east facing entry doors to allow for secured access control to the building.

### **How Urgent is this Project:**

There is an immediate and present security risk to students, faculty and staff that should ideally be addressed as soon as funds are available to accomplish this. It is anticipated that this work can be completed during the fall 2011/2012 school year subsequent to the BEST grant award cycle.

**What is the Cost Associated with this Issue:** \$79,212

**Issue:** HVAC

### **Deficiencies Associated with this Issue:**

There are several serious HVAC deficiencies that are affecting student health, indoor air quality and reliability of HVAC systems.

1. At the top of the list of current HVAC deficiencies is the lack of mechanical ventilation in exterior classroom spaces. These areas are currently served by baseboard hot water fin-tube radiation for heating and ductless Fujitsu split system air conditioning units. As expected, exterior windows are left closed during peak heating and air conditioning times resulting in measured CO2 levels that are significantly above ASHRAE, International Mechanical/IMC and International Energy Conservation Code/IECC limits of no more than 500 parts per million/ PPM above ambient (outside) air. Classroom measurements during occupied periods were in excess of 1,500 PPM greater than outdoor air. The high presence of CO2 is indicative of low O2 levels which results in reduced brain functioning (= lower student achievement) and respiratory function. In addition, the lack of mechanical ventilation and proper filtration of indoor air results in higher than desired levels of allergens, airborne contaminants (e.g. airborne infectious micro-organisms) and resulting respiratory problems, allergic reactions and spreading of illnesses (increased absenteeism).
2. A second issue/concern with respect to HVAC is the failure of mechanical ventilation systems serving interior spaces that do not have operable windows or any other way to introduce ventilation into these spaces. Affected areas include restrooms, classrooms and office spaces. Similar to the classrooms, the lack of ventilation results in high CO2 levels, low O2 levels and inadequate ventilation and filtering of airborne contaminants.
3. A third area of concern is the cross-zoning of HVAC in the recently remodeled library & computer space and (2) elementary rooms resulting in significant disruption of comfort in areas that do not have their own thermostatically controlled systems.
4. A fourth area of concern for HVAC systems is the inadequate heating and ventilating system in the kitchen and cafeteria area. The system as presently configured does not provide adequate heating to prevent pipe freeze-ups in exterior walls and to maintain adequate heating temperatures. In addition, the supply air registers discharge directly above the serving line food area – not a best practice in terms of food safety and potentially contaminating food with inadequately filtered HVAC supply air.

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

1. Resolution of classroom ventilation issues will be addressed with the addition of rooftop HVAC systems with integral economizers, demand-based ventilation control and integration of the baseboard fin tube hot water radiation heating into a new control system.
2. Replacement of the interior zone energy recovery ventilator failures and lack of mechanical ventilation during the heating season will involve the replacement of these systems with new energy efficient ventilation systems, proper freeze protection and new controls.
3. Elimination of the cross-zoning HVAC problems in the recently remodeled library & computer space and (2) elementary rooms will include the addition of new rooftop HVAC and separation of ductwork supply, return and exhaust systems.
4. Resolution of the HVAC and freeze-up problems in the cafeteria & kitchen areas will include the addition of hot water fin-tube radiation and reconfiguration of the ductwork away from the serving line.

### **How Urgent is this Project:**

Urgency for each of the measures in order of priority is outlined below. The District is of the opinion that, although all of these measures are critical health/life safety needs, that it would be acceptable to begin the work during the fall 2011/2012 school year subsequent to the BEST grant award cycle.

1. Resolution of classroom ventilation issues
2. Replacement of the interior zone energy recovery ventilators
3. Elimination of the cross-zoning HVAC problems in the recently remodeled library & computer space and (2) elementary rooms
4. Resolution of the HVAC and freeze-up problems in the cafeteria & kitchen areas

**What is the Cost Associated with this Issue:** \$817,173

### **How Does this Project Conform with the Construction Guidelines:**

All of the itemized improvements are currently out of compliance with the Public Schools Construction Guidelines as outlined



below. All of the solutions described herein will comply/conform with the associated CCAB guidelines on a go-forward basis and as described in the referenced CCAB guidelines document:

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

1. Current fire alarm deficiencies are covered in the CCAB guidelines –
- 3.5. A building fire alarm and duress notification system in all school facilities designed in accordance with State and Local fire department requirements.
2. HVAC deficiencies and guidelines for making needed improvements are addressed in CCAB guidelines in several areas –
- 3.11. A safe and efficient mechanical system that provides proper ventilation, and maintains the building temperature and relative humidity in accordance with the most current version of ASHRAE 55. The mechanical system shall be designed, maintained and installed utilizing current State and Federal building codes.
- 3.12. Healthy building indoor air quality (IAQ) through the use of the mechanical HVAC systems or operable windows and by reducing outside air and water infiltration with a tight building envelope.
- 3.14. Food preparation and associated facilities equipped and maintained to provide sanitary facilities for the preparation, distribution, and storage of food as required by Colorado Retail Food Establishment Rules and Regulations 6 CCR 1010-2.
- 3.15. Safe laboratories, shops and other areas storing paints or chemicals that complying with CDPHE 6CCR 1010-6 “Rules Governing Schools.”
3. Security improvements are needed to protect student safety and are addressed in the following area of the CCAB guidelines –
- 3.9. Secured facilities including a main entrance and signage directing visitors to the main entrance door. The main entrance walking traffic should flow past the main office area and be visibly monitored from the office either directly or via a video camera system. All other exterior entrances shall be locked and have controlled access.

**How Does the Applicant Plan to Maintain this Project if it is Awarded:**

(The financial plan is in the process of being prepared by Honeywell under the energy performance contracting plan and will include life-cycle operations and maintenance planning, resource allocation and line item costs for preventive maintenance, depreciation, repairs and capital renewal. This will be provided as part of the BEST grant submittal).

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time, Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

This application is for the renovation of HVAC systems that are beyond their effective/useful life, are failing and do not meet standards for indoor environmental health. The original campus was constructed in 1945. There have been additions in 1957, 1997 and 2004. CDE report #8427 outlines the condition and adequacy data collected during the fiscal year 2009 “Statewide Financial Assistance Priority Assessment.” The detailed condition and deficiency statements were contained in the CDE report but did not specifically identify deficiencies noted by Honeywell and the District subsequent to the preparation of the CDE narrative and report. It is the District's and Honeywell's intent to provide updates to the CDE report to reflect these findings.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

na

**CDE Comments:**

THIS PROJECT WILL UTILIZE PERFORMANCE CONTRACT FINANCING IN CONJUNCTION WITH A BEST GRANT, SO IT IS RECOMMENDED THAT THIS PROJECT BE FUNDED THROUGH A CASH GRANT.

|  |                 |                                     |             |
|--|-----------------|-------------------------------------|-------------|
| <b>Funded FTE Count:</b>                                       | 151.00          | <b>Bonded Debt Approved:</b>        |             |
| <b>Assessed Valuation:</b>                                     | 58194460        | <b>Year Bond Election Passed:</b>   |             |
| <b>PPAV:</b>   | \$384,884.00    | <b>Bonded Debt Failed:</b>          |             |
| <b>Bonded Debt:</b>  | \$0.00          | <b>Year Bond Election Failed:</b>   |             |
| <b>Total Bonding Capacity:</b>                                 | \$11,638,892.00 | <b>2010 Bond Election Results:</b>  | NA          |
| <b>% of Bonding Capacity Used:</b>                             | 0.00%           | <b>Median Household Income:</b>     | \$16,006.00 |
| <b>Bond Capacity Remaining:</b>                                | \$11,638,892.00 | <b>Free or Reduced Lunch %:</b>     | 40.67%      |
| <b>Existing Bond Mill Levy:</b>                                | 0               | <b>State Financial Watch:</b>       | No          |
| <b>Who Owns the Facility:</b>                                  | District        | <b>Charter School Fund Balance:</b> | NA          |
| <b>If it's a 3rd Party Explain:</b>                            |                 | <b>Charter Authorizer Letter:</b>   | No          |
|  |                 | <b>Charter 3 Month Notice:</b>      | No          |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No              | <b>Charter Chartered for 5 Yrs:</b> | No          |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                 | <b>Year Built:</b>                  | 1945        |

N/A

|                                    |                       |                                    |                       |
|------------------------------------|-----------------------|------------------------------------|-----------------------|
| <b>Current Grant Request:</b>      | <b>\$439,549.00</b>   | <b>Affected Sq Ft:</b>             | 67,198.00             |
| <b>Current Applicant Match:</b>    | <b>\$687,499.00</b>   | <b>Master Plan Completed:</b>      | No                    |
| <b>Current Total Project Cost:</b> | <b>\$1,127,048.00</b> | <b>CDE Minimum Match %:</b>        | 61                    |
| <b>Previous Grant Awards:</b>      | 0                     | <b>Actual Match % Provided:</b>    | 61                    |
| <b>Previous Matches:</b>           | 0                     | <b>Was a Waiver Required:</b>      | N/A                   |
| <b>Future Grant Requests:</b>      | 0                     | <b>Stautory Waiver:</b>            |                       |
| <b>Future Matches:</b>             | 0                     | <b>FCI:</b>                        | 34.85%                |
| <b>Total for all Phases:</b>       | <b>\$1,024,589.00</b> | <b>CFI:</b>                        | 57.20%                |
| <b>Cost Per Pupil:</b>             | <b>\$5,771.00</b>     | <b>Inflation:</b>                  | 3                     |
| <b>Cost Per Sq Ft:</b>             | <b>\$15.00</b>        | <b>Historical Significance:</b>    | Yes-Granted Exemption |
| <b>Red Flags for Discussion:</b>   | None                  | <b>Does this Qualify For HPCP:</b> | Not Required          |
| <b>Red Flags Explain:</b>          |                       |                                    |                       |

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

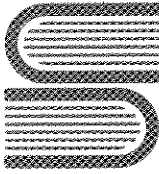
## STRASBURG 31J - Strasburg ES - Replace Kitchen Floor

### School Name: Strasburg ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 57,000       |
| Replacement Value:           | \$12,180,746 |
| Condition Budget:            | \$5,671,716  |
| Total FCI:                   | 46.56%       |
| Energy Budget:               | \$19,950     |
| Suitability Budget:          | \$1,235,000  |
| Total RSLI:                  | 8%           |
| Total CFI:                   | 56.9%        |
| Condition Score: (60%)       | 3.55         |
| Energy Score: (0%)           | 2.21         |
| Suitability Score: (40%)     | 4.43         |
| School Score:                | 3.90         |



**Q#161** - The interior flooring is worn and has cosmetic deficiencies with visible damage in some areas. Score: 2



295 #  
**Strasburg School District No. 31-J**

56729 E. Colorado Avenue  
P.O. Box 207  
Strasburg, Colorado 80136  
303-622-9211 (Administration)  
303-622-9224 (District Fax)  
303-622-9211 (High School)  
303-622-6921 (High School Fax)  
303-622-9213 (Hemphill Middle School)  
303-622-2613 (Hemphill Middle School Fax)  
303-622-9215 (Elementary)  
303-622-4891 (Elementary Fax)

February 23, 2011

Members of the State Board of Education and BEST Board

Dear Members of the Boards:

Strasburg School District is requesting that our match in the BEST grant be lowered from 46% to 25%.

There are several reasons for this request. As with all districts across the state we are faced with cuts to our budget due to the economic situation that the state is facing and the looming reductions in the K-12 school finance act. Based upon the Governor's budget proposal, which will be taken up by the General Assembly, we are facing a \$455,000 reduction in our total program.

Also, like other school districts in the state, we are facing increases in our insurances and contributions to PERA. This will be the third year in a row that salaries have been frozen for all district employees.

Several years ago, a new middle school was opened in Strasburg. We are still having problems with water leaking into the building during rain storms through the bricks. We have decided to take care of this problem at the district level, and concentrate our efforts for BEST grants on our two highest health and safety issues.

Since our BEST project requests are not extremely large, we believe we can provide the 25% match even with the looming budget issues.

Your consideration is greatly appreciated and we hope you will grant this request.

Respectfully,

Ed VanderTook

Superintendent

Strasburg School District 31J

# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** STRASBURG 31J

**Sort Order #:** 1.9

**County:** ADAMS

**Applicant Priority #** 1

**Project Title:** Replace Kitchen Floor

- |   |                                     |  |   |
|---|-------------------------------------|--|---|
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fire Alarm | <input type="checkbox"/> Roof                              | <input type="checkbox"/> Water Systems      |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting   | <input type="checkbox"/> School Replacement                | <input type="checkbox"/> Window Replacement |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA        | <input type="checkbox"/> Security                          | <input type="checkbox"/> New School         |
| <input type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> HVAC       | <input type="checkbox"/> Facility Sitework                 | <input type="checkbox"/> LandPurchase       |
| <input type="checkbox"/> Energy Savings     | <input type="checkbox"/> Renovation | <input checked="" type="checkbox"/> Project Other Explain: | Repair of failed epoxy floor                |

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

The kitchen was constructed in 2002 and with an average of 542 meals prepared daily. Both High School and Elementary School students rely on meals being served out of this kitchen. Although no educational programs take place in this area it is a very important part of are facility.With the high cost of repairs on a epoxy floor we would experience a finance hardship financing the total cost of this project.

**Issue:** Other

### Deficiencies Associated with this Issue:

The epoxy floor cove base has been damaged over the years exposing substrate material and also with the ground movement associated with our geographic area the existing control joints in the concrete have telegraphed through the coating creating cracking were moisture has penetrated aggravating the problem. Tri-County Heath Department inspections have resulted with Strasburg put on notice to resolve this problem.With this floor being a epoxy three coat system we have to rely on a contractor who is experienced to complete repairs.

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

After contacting Sherwin-Williams tech support and a flooring contractor the recommendation is to cut away the damaged areas, repair the control joints with a crack and joint filler that is flexible enough to minimize cracking and telegraphing,repair damaged coves, then a high solid primer would be applied followed by a urethane coating on the entire area.

### How Urgent is this Project:

Do to the fact Tri-County Health has documented this problem with a written notice we ask that this be given immediate consideration.The process of moving the equipment and steel counter tops along with construction and cure time added it is are understanding a minimum of four weeks are needed making this a summer project

**What is the Cost Associated with this Issue:**\$25,000

### How Does this Project Conform with the Construction Guidelines:

As stated with other grant requests we have concluded the Schools Construction Guidelines appear to be geared around new construction or a major renovation. It is are intention to follow all the guidelines concerning this project. Upon review of this document there are a few sections such as 3.1 Sound building structural systems 3.14 Sanitary food preparation facilities 4.1 High quality, durable, easily maintainable building finishes that apply to this request.

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

Normal routine cleaning and maintenance should give us a full live expectancy of twenty years. The maintenance department will be trained on procedures and material application needed to effect small repairs in the future.With the building several years old the ground settling should be minimal.Our current maintenance budget should give us the resources to service this floor.

### If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time, Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:

Facility is in fair condition original wing was built in 1972 with additions in 1990 and 2002 and has been part of Strasburg School District since originally constructed

### What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:

N/A

### CDE Comments:

|  |                 |                                     |                |
|--|-----------------|-------------------------------------|----------------|
| <b>Funded FTE Count:</b>                                       | 981.00          | <b>Bonded Debt Approved:</b>        | \$6,700,000.00 |
| <b>Assessed Valuation:</b>                                     | 74559270        | <b>Year Bond Election Passed:</b>   | 05             |
| <b>PPAV:</b>   | \$75,972.00     | <b>Bonded Debt Failed:</b>          |                |
| <b>Bonded Debt:</b>  | \$10,797,603.00 | <b>Year Bond Election Failed:</b>   |                |
| <b>Total Bonding Capacity:</b>                                 | \$14,911,854.00 | <b>2010 Bond Election Results:</b>  | NA             |
| <b>% of Bonding Capacity Used:</b>                             | 72.00%          | <b>Median Household Income:</b>     | \$20,066.00    |
| <b>Bond Capacity Remaining:</b>                                | \$4,114,251.00  | <b>Free or Reduced Lunch %:</b>     | 21.53%         |
| <b>Existing Bond Mill Levy:</b>                                | 16.377          | <b>State Financial Watch:</b>       | No             |
| <b>Who Owns the Facility:</b>                                  | District        | <b>Charter School Fund Balance:</b> | NA             |
| <b>If it's a 3rd Party Explain:</b>                            |                 | <b>Charter Authorizer Letter:</b>   | No             |
|  |                 | <b>Charter 3 Month Notice:</b>      | No             |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No              | <b>Charter Chartered for 5 Yrs:</b> | No             |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                 | <b>Year Built:</b>                  | 1972           |

N/A

|                                    |                |                                    |              |
|------------------------------------|----------------|------------------------------------|--------------|
| <b>Current Grant Request:</b>      | \$13,206.00    | <b>Affected Sq Ft:</b>             | 1,200.00     |
| <b>Current Applicant Match:</b>    | \$4,402.00     | <b>Master Plan Completed:</b>      | Yes          |
| <b>Current Total Project Cost:</b> | \$17,608.00    | <b>CDE Minimum Match %:</b>        | 46           |
| <b>Previous Grant Awards:</b>      | 0              | <b>Actual Match % Provided:</b>    | 25           |
| <b>Previous Matches:</b>           | 0              | <b>Was a Waiver Required:</b>      | Yes          |
| <b>Future Grant Requests:</b>      | 0              | <b>Stautory Waiver:</b>            |              |
| <b>Future Matches:</b>             | 0              | <b>FCI:</b>                        | 46.56%       |
| <b>Total for all Phases:</b>       | \$16,007.00    | <b>CFI:</b>                        | 56.90%       |
| <b>Cost Per Pupil:</b>             | \$46.00        | <b>Inflation:</b>                  | 0            |
| <b>Cost Per Sq Ft:</b>             | \$13.00        | <b>Historical Significance:</b>    | NA           |
| <b>Red Flags for Discussion:</b>   | Waiver request | <b>Does this Qualify For HPCP:</b> | Not Required |
| <b>Red Flags Explain:</b>          |                |                                    |              |

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## Georgetown Community School - Charter School Addition for Security

### School Name: Georgetown Community School

|                              |             |
|------------------------------|-------------|
| Number of Buildings:         | 2           |
| All or Portion built by WPA: | No          |
| Gross Area (SF):             | 29,408      |
| Replacement Value:           | \$7,088,879 |
| Condition Budget:            | \$4,384,393 |
| Total FCI:                   | 61.85%      |
| Energy Budget:               | \$0         |
| Suitability Budget:          | \$1,851,400 |
| Total RSLI:                  | 4%          |
| Total CFI:                   | 88.0%       |
| Condition Score: (60%)       | 3.06        |
| Energy Score: (0%)           | 0.42        |
| Suitability Score: (40%)     | 3.48        |
| School Score:                | 3.23        |





# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** GEORGETOWN COMMUNITY SCHOOL

**Sort Order #:** 1.9

**County:** CLEAR CREEK

**Applicant Priority #** 1

**Project Title:** Charter School Addition for Security

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

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

Security and safety is a challenge in the two buildings with limited staff. We have many people coming into the building and currently do our best to watch the entrances and lock and unlock doors as needed.

**Issue:** Addition

### Deficiencies Associated with this Issue:

We have multiple entrances to our building. This causes a security and safety issue because people are coming in and out of the building with not enough supervision. We currently use staff, including the principal, to let people in the building and lock and unlock doors.

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

Our solution is to enclose the two buildings with one entrance and move the secretary and principal workspace in front of the entrance. In order to keep an eye on this entrance we will have the secretary's tools – such as the copier, office supplies, and sick-bed. This will allow her to keep an eye on the door as well as do her work. When the secretary is not available, the principal can be in the office and do his work and keep an eye on the door. As part of this system, we may install a buzzer during times when we are more concerned – such as when a parent has a restraining order.

### How Urgent is this Project:

Safety and security is the highest priority we have. We have many coming and going from the building. We are two blocks from the county courthouse and jail. We have had parents who have restraining orders have court hearings at the courthouse. We are also in the middle of a tourist area and close to I-70.

**What is the Cost Associated with this Issue:** \$525,000

### How Does this Project Conform with the Construction Guidelines:

The areas that we are working on is in the following sections:

1.2.1. Health and safety issues, including security needs and all applicable health, safety and environmental codes and standards as required by state and federal law;

Our need is directly related to safety and security. The specific need is mentioned in section 3.9 of this document: "3.9. Secured facilities including a main entrance..." We have a building entrance, but have to keep locking/unlocking doors for other entrances to the building.

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

The total square footage of the building currently is 31,883 and by adding 3,500 square feet, we would not add enough space to require an additional custodian or maintenance personnel. We will continue to maintain the building with our custodian and with district provided labor for larger maintenance items. The only additional major on-going capital amounts would be for carpet and paint and a 10% increase in these expenses would be viable with our current budget. We could also decrease the frequency by 10% without a big sacrifice in building needs. For example, we plan on painting 1/4 of the building per year and stretching this to 1/5 of the building over a 5 year period would save us a substantial amount of money (even more than the 10%).

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time, Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

The current school is in adequate shape for the public school.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

NA

**CDE Comments:**

THIS GRANT HAS BEEN WITHDRAWN AND WILL BE REWORKED FOR RESUBMITTAL NEXT YEAR. THE GRANT LACKED A LETTER FROM THE CHARTER SCHOOL AUTHORIZER. THIS FACILITY IS LOCATED WITHIN THE BOUNDARIES OF THE NATIONAL HISTORIC LANDMARK DISTRICT. IF FUNDED, THE CHS WILL CONSULT ON THE PLANS EVEN THOUGH THIS CONTEMPORARY BUILDING MAY NOT BE CONTRIBUTING TO THE DISTRICT IN ORDER TO EVALUATE COMPATIBILITY. THE PLANS WILL ALSO BE SUBJECT TO DESIGN REVIEW BY THE TOWN'S DESIGN & REVIEW COMMISSION.

|  |          |                                     |              |
|--|----------|-------------------------------------|--------------|
| <b>Funded FTE Count:</b>                                       | 118.00   | <b>Bonded Debt Approved:</b>        |              |
| <b>Assessed Valuation:</b>                                     |          | <b>Year Bond Election Passed:</b>   |              |
| <b>PPAV:</b>   |          | <b>Bonded Debt Failed:</b>          |              |
| <b>Bonded Debt:</b>  |          | <b>Year Bond Election Failed:</b>   |              |
| <b>Total Bonding Capacity:</b>                                 |          | <b>2010 Bond Election Results:</b>  |              |
| <b>% of Bonding Capacity Used:</b>                             |          | <b>Median Household Income:</b>     |              |
| <b>Bond Capacity Remaining:</b>                                |          | <b>Free or Reduced Lunch %:</b>     | 5.93%        |
| <b>Existing Bond Mill Levy:</b>                                |          | <b>State Financial Watch:</b>       | No           |
| <b>Who Owns the Facility:</b>                                  | District | <b>Charter School Fund Balance:</b> | \$109,028.10 |
| <b>If it's a 3rd Party Explain:</b>                            |          | <b>Charter Authorizer Letter:</b>   | No           |
|  |          | <b>Charter 3 Month Notice:</b>      | Yes          |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No       | <b>Charter Chartered for 5 Yrs:</b> | Yes          |
| <b>If a Charter School, Where will the Facility Revert To:</b> |          | <b>Year Built:</b>                  | 1939         |

The building returns to the district.

|                                    |   |                                    |                        |
|------------------------------------|---|------------------------------------|------------------------|
| <b>Current Grant Request:</b>      | \$358,050.00  | <b>Affected Sq Ft:</b>             | 3,500.00               |
| <b>Current Applicant Match:</b>    | \$219,450.00  | <b>Master Plan Completed:</b>      | No                     |
| <b>Current Total Project Cost:</b> | \$577,500.00  | <b>CDE Minimum Match %:</b>        | 38                     |
| <b>Previous Grant Awards:</b>      | 0   | <b>Actual Match % Provided:</b>    | 38                     |
| <b>Previous Matches:</b>           | 0   | <b>Was a Waiver Required:</b>      | N/A                    |
| <b>Future Grant Requests:</b>      | 0   | <b>Stautory Waiver:</b>            |                        |
| <b>Future Matches:</b>             | 0   | <b>FCI:</b>                        | 61.85%                 |
| <b>Total for all Phases:</b>       | \$525,000.00  | <b>CFI:</b>                        | 88.00%                 |
| <b>Cost Per Pupil:</b>             | \$3,500.00  | <b>Inflation:</b>                  | 0                      |
| <b>Cost Per Sq Ft:</b>             | \$150.00  | <b>Historical Significance:</b>    | Yes-Deemed Significant |
| <b>Red Flags for Discussion:</b>   | Multiple  | <b>Does this Qualify For HPCP:</b> | Not Required           |
| <b>Red Flags Explain:</b>          | No backup for Cost p/Sf - based entire project budget on \$150 Sf. * estimated Sf. of addition. Min. Communication with Staff. Doesn't Comply W/Guidelines - Not enough scope, backup, supporting material to determine if this project would meet the guidelines. Questionable Scope - No backup to determine if this project is necessary or well thought out and planned |                                    |                        |

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## Colorado Springs Charter Academy - Site Grading to Improve Drainage

### School Name: Colorado Springs Charter Academy

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 2            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 73,300       |
| Replacement Value:           | \$19,686,602 |
| Condition Budget:            | \$13,091,034 |
| Total FCI:                   | 66.50%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$3,357,700  |
| Total RSLI:                  | 5%           |
| Total CFI:                   | 83.6%        |
| Condition Score: (60%)       | 2.86         |
| Energy Score: (0%)           | 2.40         |
| Suitability Score: (40%)     | 4.16         |
| School Score:                | 3.38         |



**Q#34** - Yes the water mostly drains away from the building. Score: 3



Colorado Springs Charter Academy  
*Kindle enthusiasm to craft bold and effective citizen-scholars*

Thomas A. Schuck, Head of School  
Debbie Dorsch, Academic Dean

February 22, 2011

The Colorado Department of Education  
Mr. Ted Hughes  
1525 Sherman St. Suite B-17  
Denver, CO 80203

Dear Mr. Hughes,

Colorado Springs Charter Academy (CSCA) respectfully requests a reduction of matching moneys for its 2011-2012 Capital Construction Assistance Application to the CDE. Specifically, CSCA can guarantee a contribution of up to \$6,000 toward this project.

CSCA has been very successful at meeting its enrollment goals, but has, over the past year, experienced significant facility changes, numerous unexpected maintenance costs, and insurance and compliance expenses required by the Colorado Springs fire department.

CSCA purchased its school property in early 2010. This purchase was finalized through a bond structure that obligates CSCA to a \$43,000/month bond payment. CSCA also spent \$250,000 to renovate one of its purchased buildings, creating a separate junior high school for its students. This renovation has been costly, but the project was completed within budget.

Subsequent to the facility purchase, CSCA began the costly process of bringing the main elementary school building up to code. This involved unexpected updates, to include:

- New Ansul fire suppression system for the kitchen grill per fire department: \$5,800.00
- New exterior front entrance handrails per insurance company: \$ 700.00
- New electrical outlets per fire department: \$ 600.00

CSCA also completed several unplanned maintenance projects, to include:

- Air handler heat coil failure repairs: \$ 500.00
- Kitchen walk-in cooler/freezer failure repairs: \$2,700.00
- Air compressor for HVAC pneumatic controls failure replacement: \$1,500.00
- Boiler room valve failure replacement: \$1,900.00
- Miscellaneous boiler repairs: \$ 800.00
- Kitchen dishwasher repairs: \$ 800.00

Finally, and possibly most concerning, is the most certain extreme reduction in PPR funding, currently estimated to be 12% – 15% lower than fiscal year 2010-11. A 12% reduction will mean a revenue reduction to CSCA of \$213,000. This uncertainty alone makes it impossible for CSCA to guarantee its ability to match the funding for our BEST Grant application request.

Thank you for your consideration of this reduction in matching moneys waiver for Colorado Springs Charter Academy. Please contact me with any questions you may have.

Respectfully,

A handwritten signature in cursive script, appearing to read "Jill Gaebler".

Jill Gaebler  
Board President  
Colorado Springs Charter Academy

# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** COLORADO SPRINGS CHARTER ACADEMY

**Sort Order #:** 1.9

**County:** CSI

**Applicant Priority #** 1

**Project Title:** Site Grading to Improve Drainage

- |   |                                     |  |   |
|---|-------------------------------------|--|---|
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fire Alarm | <input type="checkbox"/> Roof                              | <input checked="" type="checkbox"/> Water Systems |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting   | <input type="checkbox"/> School Replacement                | <input type="checkbox"/> Window Replacement       |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA        | <input type="checkbox"/> Security                          | <input type="checkbox"/> New School               |
| <input type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> HVAC       | <input checked="" type="checkbox"/> Facility Sitework      | <input type="checkbox"/> LandPurchase             |
| <input type="checkbox"/> Energy Savings     | <input type="checkbox"/> Renovation | <input checked="" type="checkbox"/> Project Other Explain: | Underground drainage system & sump pump           |

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

The CSCA gymnasium is a multi-purpose facility that is used for student gym classes, competitive sports programs, and other academic events such as the annual Science Fair. This facility is heavily used by almost all of the elementary and middle school students totaling approximately 375 users.

The classes and school-wide events have been negatively impacted by the flooding that takes place during the rainy season. Approximately 70 to 80 gallons of water is typically extracted from nearly one half of the gym floor, which is approximately 1200 square feet affected of the 4200 square foot gym floor. During less invasive occurrences the floor is generally wet and slippery around the northern wall edges and floor. Although CSCA gives immediate attention to extracting or mopping up any water due to potential safety issues for students, this clean-up effort either delays classes or cancels them until the area is safe and secure to allow occupants to utilize the gym floor.

In addition, there are mildew stains that reside from the constant rewetting along the edges of the walls at the floor line as water seeps through the gap where the wall meets the concrete slab. Due to high water pressure underneath the slab, simply sealing this joint is not enough to stop this water intrusion. This is of great concern to CSCA due to potential mold issues arising from these chronic damp conditions during the rainy months. Hence, the immediate corrective action to resolve these safety and potential health issues is first and foremost at CSCA.

Soliciting a professional analysis and permanent design solution by a licensed civil engineer was a critical first step in understanding these issues. CSCA has completed this initial process and have included the engineering findings and recommendations as part of this grant submission.

**Issue:** Other

### Deficiencies Associated with this Issue:

Surface drainage along south side of building:

The concrete flatwork adjacent the doors appears very flat as does the asphalt. The curb adjacent the building has a carry gutter which does not allow the runoff to move away from the building. The flatwork and asphalt should slope at a minimum of 2% away from the building, and the curb should have a spill gutter.

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

Recommendations:

Re-grade the area to provide positive slope away from the doors by installing new concrete flatwork, new curb with a spill gutter, new asphalt, and a concrete pan to direct the water surface runoff to the south of the building and away from any potential door openings.

### How Urgent is this Project:

This project would commence immediately after the project is awarded in August 2011. Project duration: September 6th - October 24th, 2011. This would allow the drainage to be completed and the flooding to be completely resolved in 2011. Future gymnasium improvements could then be considered without fear of water damage to the floor and walls, avoid slip injury issues, mitigate any impact to athletic department classes and programs, and alleviate any potential mold issues and health concerns.

**What is the Cost Associated with this Issue:** \$ See detailed budget

**Issue:** Site Work

**Deficiencies Associated with this Issue:**

Surface drainage along the north side of the building:

The grading in this area is insufficient to direct surface runoff away from the building.

The grading adjacent to a building should provide a minimum slope of 6" in 10 feet with 12" preferred.

**Proposed Solution to Address the Deficiencies Listed Above:**

Recommendations:

Re-grade the area to provide positive slope away from the building; modify the landscaping and irrigation system; install a group of grated inlets and storm sewer to collect surface runoff and discharge into lower parking areas.

**How Urgent is this Project:**

This project would commence immediately after the project is awarded in August 2011. Project duration: September 6th - October 24th, 2011. This would allow the drainage to be completed and the flooding to be completely resolved in 2011. Future gymnasium improvements could then be considered without fear of water damage to the floor and walls, avoid slip injury issues, mitigate any impact to athletic department classes and programs, and alleviate any potential mold issues and health concerns.

**What is the Cost Associated with this Issue:** \$ See detailed budget

**Issue: Water Systems****Deficiencies Associated with this Issue:**

Building foundation drain:

The original architectural plans did not require a foundation drain system. There appears to be a foundation drain installed after construction on the north side of the building, but it does not extend deep enough to protect the lower level of the building.

Although the civil engineer did not observe any indications of groundwater at the site in February 2011, perched water can develop after construction in utility or foundation excavations. The civil engineer noted that the building is susceptible to water intrusion where the floor slab abuts the foundation wall without a drain system.

**Proposed Solution to Address the Deficiencies Listed Above:**

Recommendations:

The lower level of the building should be protected by a perimeter drain system. A prefabricated drainage board should be placed against the foundation wall. The board should extend down to a trench with a 4" diameter perforated pipe surrounded by free draining gravel. The pipe should slope at a minimum slope of 1% to a sump pit where the water can be discharge at the surface. Ideally, the new sump should discharge into the concrete pan at the surface as explained in the deficiency statement regarding surface drainage along the south side of the building. Clean-outs should be installed at each corner to permit periodic maintenance. The installation of the drain system will cause significant disturbance to adjoining concrete, asphalt and landscaping. The civil engineer recommends the complete replacement of the concrete flatwork along the east and west edges of the building, and properly seal the joint between the building and flatwork. All disturbed asphalt areas from curb to curb should be replaced to eliminate creating numerous construction joints where water can penetrate the asphalt sub-grade. Asphalt performs best as a continuous mat. In addition, consideration should be given to install a structurally supported slab at the north entry. There is a potential of some settlement in the backfill after the drain installation even with proper placement. The slab could be tied to the building with dowels to prevent settlement at the door.

**How Urgent is this Project:**

This project would commence immediately after the project is awarded in August 2011. Project duration: September 6th - October 24th, 2011. This would allow the drainage to be completed and the flooding to be completely resolved in 2011. Future gymnasium improvements could then be considered without fear of water damage to the floor and walls, avoid slip injury issues, mitigate any impact to athletic department classes and programs, and alleviate any potential mold issues and health concerns.

**What is the Cost Associated with this Issue:** \$ See detailed budget

**How Does this Project Conform with the Construction Guidelines:**

This specific project would bring CSCA into conformity with the Public School Construction Guidelines as outlined in 3.0 SECTION ONE. This stipulates that, "Promote safe and healthy facilities that protect all building occupants against life safety and health threats, are in conformance with all applicable Local, State and Federal, codes, laws and regulations and provide accessible facilities for the handicapped and disabled as follows:

3.1. Sound building structural systems. Each building should be constructed and maintained with a sound structural foundation, floor, wall and roof systems."

Although the building is primarily constructed with sound structural systems, it is deficient in conforming to the health and safety aspects for its occupants due to wet, slippery floors in particular areas from the water intrusion. In addition, interior areas where the floor meets the wall are suffering from mildew and is a concern for potential mold issues and the health concerns that may arise from these conditions.



**How Does the Applicant Plan to Maintain this Project if it is Awarded:**

**Preventative Maintenance Program:**

This drainage system and the associated sump pump and pit will be maintained in the following procedure:

The entire drainage system loop will be installed with 4 clean-outs at each corner of the building. These will be opened and inspected on a quarterly basis to determine if there is any obstruction or debris requiring removal. An outside building faucet and hose will be used to run water through each clean-out to verify it is clear and running to the sump pit as designed. This will also test the sump pump for proper operation and verify that the water is being discharged as designed into the surface concrete pan for runoff. The sump motor will receive preventative maintenance as designated by the manufacturer’s maintenance recommendations. The drainage system design is expected to have at least a 50 year life cycle on the drains and concrete sump pit, if properly maintained. The sump pump may only have a 30 year life with scheduled preventative maintenance. CSCA prides itself in our well maintained campus and has a computer generated preventative maintenance program for all critical infrastructure and operating equipment. This new drainage system and all components would be included in this program to ensure that the overall investment receives the highest of maintenance standards to preserve its life cycle. This capital construction infrastructure project will be placed on the CSCA Capital Construction Renewal Plan with other life cycle replacement projects such as roof systems, HVAC equipment, etc. Capital project allocations will be made to this budget to start accruing money for future anticipated dates of replacement. In addition, other funding sources such as grants will be considered to supplement the general capital renewal fund.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time, Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

The CSCA gymnasium was built in 1975 and constructed with a poured in place concrete foundation, masonry walls, and brick exterior cladding. Structurally, the building is in excellent condition and there are no signs of settling or cracking in the foundation or walls. At the time of the building purchase in 2008, there we no known water intrusion issues reported. After 2008, there have been increasing incidents of this flooding through the foundation. In addition, the quantity of water flooding the floor has also dramatically increased. This is during months when rain occurs, typically April through October. This grant application will address the root cause assessment of the water source, exactly where the water intrusion is coming from, and will propose a permanent design solution. This assessment was completed by a licensed Civil Engineer in the state of Colorado.

The gymnasium interior has not been upgraded since 1975 and shows signs of wear and tear over the last 35 years. Future desired tenant improvement proposal to the gym, such as a new, wood gym floor, are not possible or prudent until the water intrusion issues have been permanently solved.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

N/A

**CDE Comments:**

THESE RENOVATIONS ARE FOR THEIR STANDALONE GYM BUILDING.

|                                     |           |                                     |              |
|-------------------------------------|-----------|-------------------------------------|--------------|
| <b>Funded FTE Count:</b>            | 362.00    | <b>Bonded Debt Approved:</b>        |              |
| <b>Assessed Valuation:</b>          |           | <b>Year Bond Election Passed:</b>   |              |
| <b>PPAV:</b>                        |           | <b>Bonded Debt Failed:</b>          |              |
| <b>Bonded Debt:</b>                 |           | <b>Year Bond Election Failed:</b>   |              |
| <b>Total Bonding Capacity:</b>      |           | <b>2010 Bond Election Results:</b>  |              |
| <b>% of Bonding Capacity Used:</b>  |           | <b>Median Household Income:</b>     |              |
| <b>Bond Capacity Remaining:</b>     |           | <b>Free or Reduced Lunch %:</b>     | 37.02%       |
| <b>Existing Bond Mill Levy:</b>     |           | <b>State Financial Watch:</b>       | No           |
| <b>Who Owns the Facility:</b>       | 3rd Party | <b>Charter School Fund Balance:</b> | \$604,393.00 |
| <b>If it's a 3rd Party Explain:</b> |           | <b>Charter Authorizer Letter:</b>   | Yes          |
|                                     |           | <b>Charter 3 Month Notice:</b>      | Yes          |
|                                     |           | <b>Charter Chartered for 5 Yrs:</b> | Yes          |
|                                     |           | <b>Year Built:</b>                  | 1966         |

Colorado Springs Charter Academy Building Corporation  
**Is the Facility in a Lease Purchase Agreement:** No  
**If a Charter School, Where will the Facility Revert To:**

Property is retured to the bank.

|                                    |  |                                    |              |
|------------------------------------|--|------------------------------------|--------------|
| <b>Current Grant Request:</b>      | <b>\$173,045.09</b>  | <b>Affected Sq Ft:</b>             | 1,200.00     |
| <b>Current Applicant Match:</b>    | <b>\$5,351.91</b>  | <b>Master Plan Completed:</b>      | No           |
| <b>Current Total Project Cost:</b> | <b>\$178,397.00</b>  | <b>CDE Minimum Match %:</b>        | 46           |
| <b>Previous Grant Awards:</b>      | 0  | <b>Actual Match % Provided:</b>    | 3            |
| <b>Previous Matches:</b>           | 0  | <b>Was a Waiver Required:</b>      | Yes          |
| <b>Future Grant Requests:</b>      | 0  | <b>Stautory Waiver:</b>            |              |
| <b>Future Matches:</b>             | 0  | <b>FCI:</b>                        | 66.50%       |
| <b>Total for all Phases:</b>       | <b>\$162,179.00</b>  | <b>CFI:</b>                        | 83.60%       |
| <b>Cost Per Pupil:</b>             | <b>\$400.00</b>  | <b>Inflation:</b>                  | 1            |
| <b>Cost Per Sq Ft:</b>             | <b>\$135.00</b>  | <b>Historical Significance:</b>    | NA           |
| <b>Red Flags for Discussion:</b>   | Waiver request   | <b>Does this Qualify For HPCP:</b> | Not Required |
| <b>Red Flags Explain:</b>          | The waiver request is minimal and addresses the items listed in the grant. Goes into some detail about unique issues and also describes other facility costs they recently have paid for limiting their ability to contribute more to this proposed project. |                                    |              |

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DENVER 1 - Amesse ES - Address Air and Water Quality in Multiple Schools

School Name: Amesse ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 68,755       |
| Replacement Value:           | \$16,210,651 |
| Condition Budget:            | \$9,977,085  |
| Total FCI:                   | 61.55%       |
| Energy Budget:               | \$24,064     |
| Suitability Budget:          | \$7,255,700  |
| Total RSLI:                  | 9%           |
| Total CFI:                   | 106%         |
| Condition Score: (60%)       | 3.01         |
| Energy Score: (0%)           | 1.83         |
| Suitability Score: (40%)     | 3.38         |
| School Score:                | 3.16         |



## DENVER 1 - Cheltenham ES - Address Air and Water Quality in Multiple Schools

School Name: Cheltenham ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 75,796       |
| Replacement Value:           | \$17,873,604 |
| Condition Budget:            | \$12,365,952 |
| Total FCI:                   | 69.19%       |
| Energy Budget:               | \$26,529     |
| Suitability Budget:          | \$3,368,100  |
| Total RSLI:                  | 10%          |
| Total CFI:                   | 88.2%        |
| Condition Score: (60%)       | 3.08         |
| Energy Score: (0%)           | 1.35         |
| Suitability Score: (40%)     | 4.22         |
| School Score:                | 3.54         |



**Q#120.3** - The system and plumbing fixtures are functioning and in use but are showing signs of age. Score: 3 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 - Eagleton ES - Address Air and Water Quality in Multiple Schools

School Name: Eagleton ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 47,119       |
| Replacement Value:           | \$11,279,555 |
| Condition Budget:            | \$6,897,781  |
| Total FCI:                   | 61.15%       |
| Energy Budget:               | \$16,492     |
| Suitability Budget:          | \$2,778,200  |
| Total RSLI:                  | 21%          |
| Total CFI:                   | 85.9%        |
| Condition Score: (60%)       | 2.97         |
| Energy Score: (0%)           | 1.73         |
| Suitability Score: (40%)     | 4.04         |
| School Score:                | 3.40         |





# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DENVER 1 – Ford ES - Address Air and Water Quality in Multiple Schools

School Name: Ford ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 73,131       |
| Replacement Value:           | \$17,205,966 |
| Condition Budget:            | \$11,564,719 |
| Total FCI:                   | 67.21%       |
| Energy Budget:               | \$25,596     |
| Suitability Budget:          | \$5,715,900  |
| Total RSLI:                  | 21%          |
| Total CFI:                   | 101%         |
| Condition Score: (60%)       | 2.98         |
| Energy Score: (0%)           | 1.44         |
| Suitability Score: (40%)     | 3.86         |
| School Score:                | 3.33         |



## DENVER 1 – Valdez ES - Address Air and Water Quality in Multiple Schools

School Name: Valdez ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 73,818       |
| Replacement Value:           | \$17,434,804 |
| Condition Budget:            | \$10,217,546 |
| Total FCI:                   | 58.60%       |
| Energy Budget:               | \$25,836     |
| Suitability Budget:          | \$5,550,200  |
| Total RSLI:                  | 16%          |
| Total CFI:                   | 90.6%        |
| Condition Score: (60%)       | 2.85         |
| Energy Score: (0%)           | 1.54         |
| Suitability Score: (40%)     | 4.08         |
| School Score:                | 3.34         |



## DENVER 1 – Asbury ES - Address Air and Water Quality in Multiple Schools

School Name: Asbury ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 43,610       |
| Replacement Value:           | \$10,331,852 |
| Condition Budget:            | \$8,460,227  |
| Total FCI:                   | 81.88%       |
| Energy Budget:               | \$15,264     |
| Suitability Budget:          | \$4,058,700  |
| Total RSLI:                  | 3%           |
| Total CFI:                   | 121%         |
| Condition Score: (60%)       | 2.69         |
| Energy Score: (0%)           | 1.92         |
| Suitability Score: (40%)     | 3.70         |
| School Score:                | 3.09         |



**Q#120.3** - The system and fixtures are mostly in poor condition and not functioning. Score: 2 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DENVER 1 - Expeditionary Learning School (BOCES) - Address Air and Water Quality in Multiple Schools

School Name: Expeditionary Learning School

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 46,765       |
| Replacement Value:           | \$13,454,158 |
| Condition Budget:            | \$5,293,523  |
| Total FCI:                   | 39.34%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$2,753,600  |
| Total RSLI:                  | 24%          |
| Total CFI:                   | 59.8%        |
| Condition Score: (60%)       | 2.99         |
| Energy Score: (0%)           | 0.83         |
| Suitability Score: (40%)     | 4.25         |
| School Score:                | 3.50         |



**Q#120.3** - The system and fixtures are mostly in poor condition and not functioning. Score: 2 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 – Ashley ES - Address Air and Water Quality in Multiple Schools

School Name: Ashley ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 51,328       |
| Replacement Value:           | \$12,042,063 |
| Condition Budget:            | \$6,958,052  |
| Total FCI:                   | 57.78%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$1,726,500  |
| Total RSLI:                  | 11%          |
| Total CFI:                   | 72.1%        |
| Condition Score: (60%)       | 2.51         |
| Energy Score: (0%)           | 2.60         |
| Suitability Score: (40%)     | 4.35         |
| School Score:                | 3.25         |



**Q#120.3** - The system and fixtures are unsatisfactory. Score: 1 **Q#121** - Readings for Lead AND/OR Copper levels exceed the Action Levels prescribed by the State of Colorado (0.015 mg/L for Lead and 1.3 mg/L for Copper) Score: 1

## DENVER 1 – Barnum ES - Address Air and Water Quality in Multiple Schools

School Name: Barnum ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 80,271       |
| Replacement Value:           | \$19,316,961 |
| Condition Budget:            | \$6,531,778  |
| Total FCI:                   | 33.81%       |
| Energy Budget:               | \$28,095     |
| Suitability Budget:          | \$491,300    |
| Total RSLI:                  | 25%          |
| Total CFI:                   | 36.5%        |
| Condition Score: (60%)       | 3.34         |
| Energy Score: (0%)           | 2.50         |
| Suitability Score: (40%)     | 4.73         |
| School Score:                | 3.90         |



**Q#120.3** - The system and plumbing fixtures are in good condition. Score: 4 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5



# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DENVER 1 – Barrett ES - Address Air and Water Quality in Multiple Schools

School Name: Barrett ES

|                              |             |
|------------------------------|-------------|
| Number of Buildings:         | 1           |
| All or Portion built by WPA: | No          |
| Gross Area (SF):             | 41,709      |
| Replacement Value:           | \$9,961,765 |
| Condition Budget:            | \$8,024,551 |
| Total FCI:                   | 80.55%      |
| Energy Budget:               | \$0         |
| Suitability Budget:          | \$3,123,500 |
| Total RSLI:                  | 0%          |
| Total CFI:                   | 112%        |
| Condition Score: (60%)       | 2.85        |
| Energy Score: (0%)           | 0.83        |
| Suitability Score: (40%)     | 3.56        |
| School Score:                | 3.13        |



**Q#120.3** - The system and fixtures are mostly in poor condition and not functioning. Score: 2 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 – Bromwell ES - Address Air and Water Quality in Multiple Schools

School Name: Bromwell ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 39,622       |
| Replacement Value:           | \$15,293,106 |
| Condition Budget:            | \$5,225,563  |
| Total FCI:                   | 34.17%       |
| Energy Budget:               | \$13,868     |
| Suitability Budget:          | \$2,292,600  |
| Total RSLI:                  | 18%          |
| Total CFI:                   | 49.3%        |
| Condition Score: (60%)       | 2.62         |
| Energy Score: (0%)           | 1.44         |
| Suitability Score: (40%)     | 4.10         |
| School Score:                | 3.21         |



**Q#120.3** - The system and fixtures are unsatisfactory. Score: 1 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 – Brown ES - Address Air and Water Quality in Multiple Schools

School Name: Brown ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 70,664       |
| Replacement Value:           | \$16,746,896 |
| Condition Budget:            | \$10,407,485 |
| Total FCI:                   | 62.15%       |
| Energy Budget:               | \$24,732     |
| Suitability Budget:          | \$4,181,400  |
| Total RSLI:                  | 16%          |
| Total CFI:                   | 87.3%        |
| Condition Score: (60%)       | 2.92         |
| Energy Score: (0%)           | 1.73         |
| Suitability Score: (40%)     | 3.95         |
| School Score:                | 3.33         |



**Q#120.3** - The system and plumbing fixtures are functioning and in use but are showing signs of age. Score: 3 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DENVER 1 - Bryant Webster K-8 School - Address Air and Water Quality in Multiple Schools

**School Name: Bryant Webster K-8 School**

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 60,918       |
| Replacement Value:           | \$18,150,421 |
| Condition Budget:            | \$10,756,375 |
| Total FCI:                   | 59.26%       |
| Energy Budget:               | \$21,321     |
| Suitability Budget:          | \$4,538,400  |
| Total RSLI:                  | 14%          |
| Total CFI:                   | 84.4%        |
| Condition Score: (60%)       | 2.90         |
| Energy Score: (0%)           | 1.63         |
| Suitability Score: (40%)     | 3.75         |
| School Score:                | 3.24         |



**Q#120.3** - The system and plumbing fixtures are functioning and in use but are showing signs of age. Score: 3 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 – Carson ES - Address Air and Water Quality in Multiple Schools

**School Name: Carson ES**

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 49,287       |
| Replacement Value:           | \$11,632,929 |
| Condition Budget:            | \$5,821,540  |
| Total FCI:                   | 50.04%       |
| Energy Budget:               | \$17,250     |
| Suitability Budget:          | \$2,430,600  |
| Total RSLI:                  | 16%          |
| Total CFI:                   | 71.1%        |
| Condition Score: (60%)       | 2.90         |
| Energy Score: (0%)           | 1.54         |
| Suitability Score: (40%)     | 4.00         |
| School Score:                | 3.34         |



**Q#120.3** - The system and plumbing fixtures are functioning and in use but are showing signs of age. Score: 3 **Q#121** - Readings for Lead AND/OR Copper levels exceed the Action Levels prescribed by the State of Colorado (0.015 mg/L for Lead and 1.3 mg/L for Copper) Score: 1

## DENVER 1 – Colfax ES - Address Air and Water Quality in Multiple Schools

**School Name: Colfax ES**

|                              |             |
|------------------------------|-------------|
| Number of Buildings:         | 1           |
| All or Portion built by WPA: | No          |
| Gross Area (SF):             | 40,722      |
| Replacement Value:           | \$9,709,939 |
| Condition Budget:            | \$3,250,784 |
| Total FCI:                   | 33.48%      |
| Energy Budget:               | \$14,253    |
| Suitability Budget:          | \$2,026,000 |
| Total RSLI:                  | 15%         |
| Total CFI:                   | 54.5%       |
| Condition Score: (60%)       | 2.96        |
| Energy Score: (0%)           | 2.12        |
| Suitability Score: (40%)     | 3.92        |
| School Score:                | 3.35        |



**Q#120.3** - The system and plumbing fixtures are functioning and in use but are showing signs of age. Score: 3 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5



# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DENVER 1 – Cory ES - Address Air and Water Quality in Multiple Schools

School Name: Cory ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 48,048       |
| Replacement Value:           | \$11,323,507 |
| Condition Budget:            | \$6,194,015  |
| Total FCI:                   | 54.70%       |
| Energy Budget:               | \$16,817     |
| Suitability Budget:          | \$3,579,900  |
| Total RSLI:                  | 19%          |
| Total CFI:                   | 86.5%        |
| Condition Score: (60%)       | 2.97         |
| Energy Score: (0%)           | 1.63         |
| Suitability Score: (40%)     | 3.72         |
| School Score:                | 3.27         |



**Q#120.3** - The system and plumbing fixtures are functioning and in use but are showing signs of age. Score: 3 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 – Cowell ES - Address Air and Water Quality in Multiple Schools

School Name: Cowell ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 57,794       |
| Replacement Value:           | \$13,835,753 |
| Condition Budget:            | \$9,183,113  |
| Total FCI:                   | 66.37%       |
| Energy Budget:               | \$20,228     |
| Suitability Budget:          | \$3,195,300  |
| Total RSLI:                  | 18%          |
| Total CFI:                   | 89.6%        |
| Condition Score: (60%)       | 2.94         |
| Energy Score: (0%)           | 1.92         |
| Suitability Score: (40%)     | 3.90         |
| School Score:                | 3.33         |



**Q#120.3** - The system and plumbing fixtures are functioning and in use but are showing signs of age. Score: 3 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 – Denver Venture School - Address Air and Water Quality in Multiple Schools

School Name: Denver Venture School

|                              |             |
|------------------------------|-------------|
| Number of Buildings:         | 1           |
| All or Portion built by WPA: | No          |
| Gross Area (SF):             | 28,282      |
| Replacement Value:           | \$8,356,196 |
| Condition Budget:            | \$6,439,323 |
| Total FCI:                   | 77.06%      |
| Energy Budget:               | \$0         |
| Suitability Budget:          | \$3,018,300 |
| Total RSLI:                  | 1%          |
| Total CFI:                   | 113%        |
| Condition Score: (60%)       | 2.69        |
| Energy Score: (0%)           | 0.83        |
| Suitability Score: (40%)     | 3.57        |
| School Score:                | 3.04        |



**Q#120.3** - The system and fixtures are mostly in poor condition and not functioning. Score: 2 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DENVER 1 – Denver Center for International Studies - Address Air and Water Quality in Multiple Schools

School Name: Denver Ctr for Intl Studies

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 142,860      |
| Replacement Value:           | \$36,614,352 |
| Condition Budget:            | \$20,306,250 |
| Total FCI:                   | 55.46%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$10,019,700 |
| Total RSLI:                  | 12%          |
| Total CFI:                   | 82.8%        |
| Condition Score: (60%)       | 3.19         |
| Energy Score: (0%)           | 0.83         |
| Suitability Score: (40%)     | 4.11         |
| School Score:                | 3.56         |



**Q#120.3** - The system and fixtures are mostly in poor condition and not functioning. Score: 2 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 – Denison ES - Address Air and Water Quality in Multiple Schools

School Name: Denison ES (Montessori)

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 52,718       |
| Replacement Value:           | \$12,420,599 |
| Condition Budget:            | \$8,438,817  |
| Total FCI:                   | 67.94%       |
| Energy Budget:               | \$18,451     |
| Suitability Budget:          | \$4,672,400  |
| Total RSLI:                  | 34%          |
| Total CFI:                   | 106%         |
| Condition Score: (60%)       | 2.77         |
| Energy Score: (0%)           | 1.73         |
| Suitability Score: (40%)     | 3.57         |
| School Score:                | 3.09         |



**Q#120.3** - The system and plumbing fixtures are functioning and in use but are showing signs of age. Score: 3 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 – Doull ES - Address Air and Water Quality in Multiple Schools

School Name: Doull ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 69,493       |
| Replacement Value:           | \$16,361,482 |
| Condition Budget:            | \$12,365,865 |
| Total FCI:                   | 75.58%       |
| Energy Budget:               | \$24,323     |
| Suitability Budget:          | \$2,347,900  |
| Total RSLI:                  | 9%           |
| Total CFI:                   | 90.1%        |
| Condition Score: (60%)       | 2.80         |
| Energy Score: (0%)           | 1.44         |
| Suitability Score: (40%)     | 4.22         |
| School Score:                | 3.37         |



**Q#120.3** - The system and plumbing fixtures are functioning and in use but are showing signs of age. Score: 3 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5



# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DENVER 1 - Ebert ES (Polaris) - Address Air and Water Quality in Multiple Schools

School Name: Ebert ES (Polaris)

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 52,319       |
| Replacement Value:           | \$12,336,119 |
| Condition Budget:            | \$7,403,022  |
| Total FCI:                   | 60.01%       |
| Energy Budget:               | \$18,312     |
| Suitability Budget:          | \$1,651,400  |
| Total RSLI:                  | 9%           |
| Total CFI:                   | 73.5%        |
| Condition Score: (60%)       | 3.01         |
| Energy Score: (0%)           | 2.21         |
| Suitability Score: (40%)     | 4.29         |
| School Score:                | 3.52         |



**Q#120.3** - The system and plumbing fixtures are functioning and in use but are showing signs of age. Score: 3 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 – Edison ES - Address Air and Water Quality in Multiple Schools

School Name: Edison ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 53,207       |
| Replacement Value:           | \$12,621,909 |
| Condition Budget:            | \$9,330,812  |
| Total FCI:                   | 73.93%       |
| Energy Budget:               | \$18,622     |
| Suitability Budget:          | \$1,877,600  |
| Total RSLI:                  | 9%           |
| Total CFI:                   | 88.9%        |
| Condition Score: (60%)       | 3.12         |
| Energy Score: (0%)           | 1.83         |
| Suitability Score: (40%)     | 4.27         |
| School Score:                | 3.58         |



**Q#120.3** - The system and plumbing fixtures are functioning and in use but are showing signs of age. Score: 3 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 – Ellis ES - Address Air and Water Quality in Multiple Schools

School Name: Ellis ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 68,902       |
| Replacement Value:           | \$14,067,318 |
| Condition Budget:            | \$6,243,942  |
| Total FCI:                   | 44.39%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$5,948,200  |
| Total RSLI:                  | 16%          |
| Total CFI:                   | 86.7%        |
| Condition Score: (60%)       | 3.23         |
| Energy Score: (0%)           | 2.40         |
| Suitability Score: (40%)     | 3.68         |
| School Score:                | 3.41         |



**Q#120.3** - The system and plumbing fixtures are functioning and in use but are showing signs of age. Score: 3 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DENVER 1 - Fairmont K-8 School - Address Air and Water Quality in Multiple Schools

**School Name: Fairmont K-8 School**

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 63,678       |
| Replacement Value:           | \$15,002,037 |
| Condition Budget:            | \$8,534,357  |
| Total FCI:                   | 56.89%       |
| Energy Budget:               | \$22,287     |
| Suitability Budget:          | \$7,771,900  |
| Total RSLI:                  | 15%          |
| Total CFI:                   | 109%         |
| Condition Score: (60%)       | 2.88         |
| Energy Score: (0%)           | 2.02         |
| Suitability Score: (40%)     | 3.54         |
| School Score:                | 3.15         |



**Q#120.3** - The system and fixtures are mostly in poor condition and not functioning. Score: 2 **Q#121** - NA

## DENVER 1 - Fairview ES - Address Air and Water Quality in Multiple Schools

**School Name: Fairview ES**

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 2            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 54,510       |
| Replacement Value:           | \$11,445,204 |
| Condition Budget:            | \$3,265,870  |
| Total FCI:                   | 28.53%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$2,081,600  |
| Total RSLI:                  | 27%          |
| Total CFI:                   | 46.7%        |
| Condition Score: (60%)       | 3.74         |
| Energy Score: (0%)           | 3.27         |
| Suitability Score: (40%)     | 4.12         |
| School Score:                | 3.89         |



**Q#120.3** - The system and plumbing fixtures are in good condition. Score: 4 **Q#121** - NA

## DENVER 1 – Denver Green School (formerly Fallis ES) - Address Air and Water Quality in Multiple Schools

**School Name: Fallis ES (Vacant)**

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 54,140       |
| Replacement Value:           | \$13,384,247 |
| Condition Budget:            | \$8,617,382  |
| Total FCI:                   | 64.38%       |
| Energy Budget:               | \$18,949     |
| Suitability Budget:          | \$0          |
| Total RSLI:                  | 8%           |
| Total CFI:                   | 64.5%        |
| Condition Score: (60%)       | 3.13         |
| Energy Score: (0%)           | 1.54         |
| Suitability Score: (40%)     | N/A          |
| School Score:                | 1.88         |



**Q#120.3** - The system and plumbing fixtures are functioning and in use but are showing signs of age. Score: 3 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5



# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DENVER 1 – Force ES - Address Air and Water Quality in Multiple Schools

School Name: Force ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 69,741       |
| Replacement Value:           | \$16,417,974 |
| Condition Budget:            | \$12,328,228 |
| Total FCI:                   | 75.09%       |
| Energy Budget:               | \$24,409     |
| Suitability Budget:          | \$4,767,200  |
| Total RSLI:                  | 10%          |
| Total CFI:                   | 104%         |
| Condition Score: (60%)       | 2.95         |
| Energy Score: (0%)           | 1.54         |
| Suitability Score: (40%)     | 3.76         |
| School Score:                | 3.28         |



**Q#120.3** - The system and fixtures are mostly in poor condition and not functioning. Score: 2 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 - Gilpin K-8 School - Address Air and Water Quality in Multiple Schools

School Name: Gilpin K-8 School

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 78,133       |
| Replacement Value:           | \$18,802,458 |
| Condition Budget:            | \$15,138,874 |
| Total FCI:                   | 80.52%       |
| Energy Budget:               | \$27,347     |
| Suitability Budget:          | \$5,731,900  |
| Total RSLI:                  | 0%           |
| Total CFI:                   | 111%         |
| Condition Score: (60%)       | 2.75         |
| Energy Score: (0%)           | 1.44         |
| Suitability Score: (40%)     | 3.55         |
| School Score:                | 3.07         |



**Q#120.3** - The system and fixtures are mostly in poor condition and not functioning. Score: 2 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 - Godsman ES - Address Air and Water Quality in Multiple Schools

School Name: Godsman ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 71,586       |
| Replacement Value:           | \$16,856,296 |
| Condition Budget:            | \$9,992,754  |
| Total FCI:                   | 59.28%       |
| Energy Budget:               | \$25,055     |
| Suitability Budget:          | \$4,139,000  |
| Total RSLI:                  | 18%          |
| Total CFI:                   | 84.0%        |
| Condition Score: (60%)       | 2.83         |
| Energy Score: (0%)           | 1.92         |
| Suitability Score: (40%)     | 4.00         |
| School Score:                | 3.30         |



**Q#120.3** - The system and fixtures are mostly in poor condition and not functioning Score: 2 **Q#121** - NA

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DENVER 1 - Grant Ranch K-8 - Address Air and Water Quality in Multiple Schools

**School Name: Grant Ranch K-8**

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 98,114       |
| Replacement Value:           | \$23,610,822 |
| Condition Budget:            | \$113,906    |
| Total FCI:                   | 0.48%        |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$4,428,300  |
| Total RSLI:                  | 38%          |
| Total CFI:                   | 19.2%        |
| Condition Score: (60%)       | 4.00         |
| Energy Score: (0%)           | 2.31         |
| Suitability Score: (40%)     | 4.60         |
| School Score:                | 4.24         |



**Q#120.3** - The system and plumbing fixtures are in good condition. Score: 4 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 – Grant MS - Address Air and Water Quality in Multiple Schools

**School Name: Grant MS**

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 78,834       |
| Replacement Value:           | \$20,949,098 |
| Condition Budget:            | \$16,469,142 |
| Total FCI:                   | 78.62%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$3,068,000  |
| Total RSLI:                  | 0%           |
| Total CFI:                   | 93.3%        |
| Condition Score: (60%)       | 2.84         |
| Energy Score: (0%)           | 1.92         |
| Suitability Score: (40%)     | 4.28         |
| School Score:                | 3.42         |



**Q#120.3** - The system and fixtures are mostly in poor condition and not functioning. Score: 2 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 - Greenlee K-8 School - Address Air and Water Quality in Multiple Schools

**School Name: Greenlee K-8 School**

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 66,548       |
| Replacement Value:           | \$18,131,307 |
| Condition Budget:            | \$9,273,384  |
| Total FCI:                   | 51.15%       |
| Energy Budget:               | \$23,292     |
| Suitability Budget:          | \$3,790,700  |
| Total RSLI:                  | 12%          |
| Total CFI:                   | 72.2%        |
| Condition Score: (60%)       | 2.85         |
| Energy Score: (0%)           | 1.54         |
| Suitability Score: (40%)     | 4.15         |
| School Score:                | 3.37         |



**Q#120.3** - The system and fixtures are mostly in poor condition and not functioning. Score: 2 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5



# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DENVER 1 – Gust ES - Address Air and Water Quality in Multiple Schools

**School Name: Gust ES**

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 69,575       |
| Replacement Value:           | \$15,947,661 |
| Condition Budget:            | \$10,786,196 |
| Total FCI:                   | 67.63%       |
| Energy Budget:               | \$24,351     |
| Suitability Budget:          | \$1,980,200  |
| Total RSLI:                  | 22%          |
| Total CFI:                   | 80.2%        |
| Condition Score: (60%)       | 2.88         |
| Energy Score: (0%)           | 1.83         |
| Suitability Score: (40%)     | 4.23         |
| School Score:                | 3.42         |



**Q#120.3** - The system and plumbing fixtures are functioning and in use but are showing signs of age. Score: 3 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 - Hallett ES/Knight Fundamental Academy - Address Air and Water Quality in Multiple Schools

**School Name: Hallett ES/Knight Fundamental Academy**

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 72,410       |
| Replacement Value:           | \$17,114,223 |
| Condition Budget:            | \$9,254,429  |
| Total FCI:                   | 54.07%       |
| Energy Budget:               | \$25,344     |
| Suitability Budget:          | \$2,200,700  |
| Total RSLI:                  | 14%          |
| Total CFI:                   | 67.1%        |
| Condition Score: (60%)       | 3.12         |
| Energy Score: (0%)           | 1.35         |
| Suitability Score: (40%)     | 2.08         |
| School Score:                | 2.71         |



**Q#120.3** - The system and plumbing fixtures are functioning and in use but are showing signs of age. Score: 3 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 - Hill Campus of Arts/Science - Address Air and Water Quality in Multiple Schools

**School Name: Hill Campus of Arts/Science**

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 156,898      |
| Replacement Value:           | \$43,540,645 |
| Condition Budget:            | \$29,577,604 |
| Total FCI:                   | 67.93%       |
| Energy Budget:               | \$54,914     |
| Suitability Budget:          | \$11,423,300 |
| Total RSLI:                  | 4%           |
| Total CFI:                   | 94.3%        |
| Condition Score: (60%)       | 3.16         |
| Energy Score: (0%)           | 2.02         |
| Suitability Score: (40%)     | 4.22         |
| School Score:                | 3.59         |



**Q#120.3** - The system and fixtures are mostly in poor condition and not functioning. Score: 2 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5



# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DENVER 1 – Johnson ES - Address Air and Water Quality in Multiple Schools

School Name: Johnson ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 51,214       |
| Replacement Value:           | \$12,063,604 |
| Condition Budget:            | \$8,081,440  |
| Total FCI:                   | 66.99%       |
| Energy Budget:               | \$17,925     |
| Suitability Budget:          | \$1,531,100  |
| Total RSLI:                  | 8%           |
| Total CFI:                   | 79.8%        |
| Condition Score: (60%)       | 3.03         |
| Energy Score: (0%)           | 1.83         |
| Suitability Score: (40%)     | 4.37         |
| School Score:                | 3.56         |



**Q#120.3** - The system and fixtures are mostly in poor condition and not functioning. Score: 2 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 – Kepner MS - Address Air and Water Quality in Multiple Schools

School Name: Kepner MS

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 147,254      |
| Replacement Value:           | \$40,551,901 |
| Condition Budget:            | \$23,411,488 |
| Total FCI:                   | 57.73%       |
| Energy Budget:               | \$51,539     |
| Suitability Budget:          | \$8,235,100  |
| Total RSLI:                  | 21%          |
| Total CFI:                   | 78.2%        |
| Condition Score: (60%)       | 3.00         |
| Energy Score: (0%)           | 1.73         |
| Suitability Score: (40%)     | 4.24         |
| School Score:                | 3.49         |



**Q#120.3** - The system and plumbing fixtures are functioning and in use but are showing signs of age. Score: 3 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 – Knapp ES - Address Air and Water Quality in Multiple Schools

School Name: Knapp ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 84,110       |
| Replacement Value:           | \$19,881,375 |
| Condition Budget:            | \$11,535,169 |
| Total FCI:                   | 58.02%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$3,297,600  |
| Total RSLI:                  | 20%          |
| Total CFI:                   | 74.6%        |
| Condition Score: (60%)       | 2.83         |
| Energy Score: (0%)           | 1.92         |
| Suitability Score: (40%)     | 4.09         |
| School Score:                | 3.34         |



**Q#120.3** - The system and fixtures are mostly in poor condition and not functioning. Score: 2 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DENVER 1 - Knight Center for Early Education - Address Air and Water Quality in Multiple Schools

School Name: Knight Ctr for Early Education

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 56,849       |
| Replacement Value:           | \$13,401,367 |
| Condition Budget:            | \$10,327,418 |
| Total FCI:                   | 77.06%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$3,554,000  |
| Total RSLI:                  | 0%           |
| Total CFI:                   | 104%         |
| Condition Score: (60%)       | 2.79         |
| Energy Score: (0%)           | 0.83         |
| Suitability Score: (40%)     | 4.07         |
| School Score:                | 3.30         |



**Q#120.3** - The system and plumbing fixtures are functioning and in use but are showing signs of age. Score: 3 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 - Kunsmiller MS/W Denver Prep-Harvey Pre-K - Address Air and Water Quality in Multiple Schools

School Name: Kunsmiller MS/W Denver Prep-Harvey Pre-K

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 161,095      |
| Replacement Value:           | \$42,808,876 |
| Condition Budget:            | \$29,915,308 |
| Total FCI:                   | 69.88%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$13,303,100 |
| Total RSLI:                  | 6%           |
| Total CFI:                   | 101%         |
| Condition Score: (60%)       | 3.15         |
| Energy Score: (0%)           | 1.70         |
| Suitability Score: (40%)     | 3.73         |
| School Score:                | 3.38         |



**Q#120.3** - The system and plumbing fixtures are new. Score: 5 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 – Lake MS - Address Air and Water Quality in Multiple Schools

School Name: Lake MS

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 169,919      |
| Replacement Value:           | \$46,855,679 |
| Condition Budget:            | \$26,514,556 |
| Total FCI:                   | 56.59%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$12,001,000 |
| Total RSLI:                  | 19%          |
| Total CFI:                   | 82.2%        |
| Condition Score: (60%)       | 3.16         |
| Energy Score: (0%)           | 0.97         |
| Suitability Score: (40%)     | 4.02         |
| School Score:                | 3.50         |



**Q#120.3** - The system and plumbing fixtures are functioning and in use but are showing signs of age. Score: 3 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5



# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DENVER 1 – Lincoln ES - Address Air and Water Quality in Multiple Schools

School Name: Lincoln ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 57,152       |
| Replacement Value:           | \$13,527,732 |
| Condition Budget:            | \$5,445,150  |
| Total FCI:                   | 40.25%       |
| Energy Budget:               | \$20,003     |
| Suitability Budget:          | \$1,844,500  |
| Total RSLI:                  | 23%          |
| Total CFI:                   | 54.0%        |
| Condition Score: (60%)       | 3.24         |
| Energy Score: (0%)           | 1.92         |
| Suitability Score: (40%)     | 4.14         |
| School Score:                | 3.60         |



**Q#120.3** - The system and fixtures are mostly in poor condition and not functioning. Score: 2 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 - Merrill MS - Address Air and Water Quality in Multiple Schools

School Name: Merrill MS

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 128,594      |
| Replacement Value:           | \$35,103,380 |
| Condition Budget:            | \$24,229,258 |
| Total FCI:                   | 69.02%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$3,299,500  |
| Total RSLI:                  | 8%           |
| Total CFI:                   | 78.4%        |
| Condition Score: (60%)       | 2.95         |
| Energy Score: (0%)           | 2.02         |
| Suitability Score: (40%)     | 4.66         |
| School Score:                | 3.63         |



**Q#120.3** - The system and plumbing fixtures are functioning and in use but are showing signs of age. Score: 3 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 – Maria Mitchell Administrative Center (Tier 3) - Address Air and Water Quality in Multiple Schools

### Condition Index

Gross Area: 66,900 S.F.

Est. Cost: \$6,208,864

Soft Cost: \$1,921,643

Repair Cost: \$8,130,507

Repl. Value: \$13,083,013

FCI%: 62.15%

RSL%: 7.68%



# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DENVER 1 - Montclair ES - Address Air and Water Quality in Multiple Schools

School Name: Montclair ES

|                              |             |
|------------------------------|-------------|
| Number of Buildings:         | 1           |
| All or Portion built by WPA: | No          |
| Gross Area (SF):             | 43,753      |
| Replacement Value:           | \$9,180,879 |
| Condition Budget:            | \$3,760,146 |
| Total FCI:                   | 40.96%      |
| Energy Budget:               | \$15,314    |
| Suitability Budget:          | \$2,781,300 |
| Total RSLI:                  | 26%         |
| Total CFI:                   | 71.4%       |
| Condition Score: (60%)       | 3.02        |
| Energy Score: (0%)           | 1.92        |
| Suitability Score: (40%)     | 4.06        |
| School Score:                | 3.44        |



**Q#120.3** - The system and plumbing fixtures are functioning and in use but are showing signs of age. Score: 3 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 – Moore ES - Address Air and Water Quality in Multiple Schools

School Name: Moore ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 82,902       |
| Replacement Value:           | \$24,893,527 |
| Condition Budget:            | \$19,110,468 |
| Total FCI:                   | 76.77%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$5,176,200  |
| Total RSLI:                  | 6%           |
| Total CFI:                   | 97.6%        |
| Condition Score: (60%)       | 2.76         |
| Energy Score: (0%)           | 2.21         |
| Suitability Score: (40%)     | 4.13         |
| School Score:                | 3.31         |



**Q#120.3** - The system and fixtures are mostly in poor condition and not functioning. Score: 2 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 – Morey MS - Address Air and Water Quality in Multiple Schools

School Name: Morey MS

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 126,656      |
| Replacement Value:           | \$34,214,441 |
| Condition Budget:            | \$19,932,889 |
| Total FCI:                   | 58.26%       |
| Energy Budget:               | \$44,330     |
| Suitability Budget:          | \$9,223,300  |
| Total RSLI:                  | 15%          |
| Total CFI:                   | 85.3%        |
| Condition Score: (60%)       | 2.75         |
| Energy Score: (0%)           | 2.21         |
| Suitability Score: (40%)     | 4.00         |
| School Score:                | 3.25         |



**Q#120.3** - The system and fixtures are unsatisfactory. Score: 1 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5



# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DENVER 1 – Munroe ES - Address Air and Water Quality in Multiple Schools

**School Name: Munroe ES**

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 68,083       |
| Replacement Value:           | \$16,120,807 |
| Condition Budget:            | \$9,881,975  |
| Total FCI:                   | 61.30%       |
| Energy Budget:               | \$23,829     |
| Suitability Budget:          | \$5,159,300  |
| Total RSLI:                  | 17%          |
| Total CFI:                   | 93.5%        |
| Condition Score: (60%)       | 2.85         |
| Energy Score: (0%)           | 2.31         |
| Suitability Score: (40%)     | 3.86         |
| School Score:                | 3.26         |



**Q#120.3** - The system and plumbing fixtures are functioning and in use but are showing signs of age. Score: 3 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 - Newlon ES - Address Air and Water Quality in Multiple Schools

**School Name: Newlon ES**

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 80,271       |
| Replacement Value:           | \$19,315,345 |
| Condition Budget:            | \$10,666,193 |
| Total FCI:                   | 55.22%       |
| Energy Budget:               | \$28,095     |
| Suitability Budget:          | \$2,587,200  |
| Total RSLI:                  | 18%          |
| Total CFI:                   | 68.8%        |
| Condition Score: (60%)       | 3.04         |
| Energy Score: (0%)           | 1.73         |
| Suitability Score: (40%)     | 4.28         |
| School Score:                | 3.53         |



**Q#120.3** - The system and fixtures are mostly in poor condition and not functioning. Score: 2 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 – Palmer ES - Address Air and Water Quality in Multiple Schools

**School Name: Palmer ES**

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 66,731       |
| Replacement Value:           | \$15,779,609 |
| Condition Budget:            | \$6,641,984  |
| Total FCI:                   | 42.09%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$3,079,600  |
| Total RSLI:                  | 28%          |
| Total CFI:                   | 61.6%        |
| Condition Score: (60%)       | 3.20         |
| Energy Score: (0%)           | 1.83         |
| Suitability Score: (40%)     | 3.87         |
| School Score:                | 3.47         |



**Q#120.3** - The system and plumbing fixtures are functioning and in use but are showing signs of age. Score: 3 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DENVER 1 - Park Hill K-8 School - Address Air and Water Quality in Multiple Schools

School Name: Park Hill K-8 School

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 2            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 74,433       |
| Replacement Value:           | \$20,117,587 |
| Condition Budget:            | \$14,133,887 |
| Total FCI:                   | 70.26%       |
| Energy Budget:               | \$26,052     |
| Suitability Budget:          | \$4,259,100  |
| Total RSLI:                  | 5%           |
| Total CFI:                   | 91.6%        |
| Condition Score: (60%)       | 2.53         |
| Energy Score: (0%)           | 2.21         |
| Suitability Score: (40%)     | 4.02         |
| School Score:                | 3.13         |



**Q#120.3** - The system and fixtures are unsatisfactory. Score: 1 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 - Philips ES - Address Air and Water Quality in Multiple Schools

School Name: Philips ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 46,405       |
| Replacement Value:           | \$10,871,352 |
| Condition Budget:            | \$6,553,220  |
| Total FCI:                   | 60.28%       |
| Energy Budget:               | \$16,242     |
| Suitability Budget:          | \$1,998,800  |
| Total RSLI:                  | 15%          |
| Total CFI:                   | 78.8%        |
| Condition Score: (60%)       | 2.61         |
| Energy Score: (0%)           | 1.92         |
| Suitability Score: (40%)     | 3.93         |
| School Score:                | 3.14         |



**Q#120.3** - The system and plumbing fixtures are in good condition. Score: 4 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 - Pioneer Charter ES - Address Air and Water Quality in Multiple Schools

School Name: Pioneer Charter ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 44,199       |
| Replacement Value:           | \$10,385,156 |
| Condition Budget:            | \$4,789,130  |
| Total FCI:                   | 46.12%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$3,670,100  |
| Total RSLI:                  | 11%          |
| Total CFI:                   | 81.5%        |
| Condition Score: (60%)       | 3.01         |
| Energy Score: (0%)           | 1.39         |
| Suitability Score: (40%)     | 3.74         |
| School Score:                | 3.30         |



**Q#120.3** - The system and fixtures are mostly in poor condition and not functioning. Score: 2 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5



# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DENVER 1 - Remington ES (Vacant at time of assessment- used for Administration now) - Address Air and Water Quality in Multiple Schools

School Name: Remington ES (Vacant)

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 48,663       |
| Replacement Value:           | \$11,712,345 |
| Condition Budget:            | \$7,478,853  |
| Total FCI:                   | 63.85%       |
| Energy Budget:               | \$17,032     |
| Suitability Budget:          | \$0          |
| Total RSLI:                  | 10%          |
| Total CFI:                   | 64.0%        |
| Condition Score: (60%)       | 2.79         |
| Energy Score: (0%)           | 1.35         |
| Suitability Score: (40%)     | N/A          |
| School Score:                | 1.67         |



**Q#120.3** - The system and fixtures are mostly in poor condition and not functioning. Score: 2 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 - Rishel MS/KIPP Collegiate HS - Address Air and Water Quality in Multiple Schools

School Name: Rishel MS/KIPP Collegiate HS

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 150,450      |
| Replacement Value:           | \$41,031,792 |
| Condition Budget:            | \$31,418,085 |
| Total FCI:                   | 76.57%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$11,210,300 |
| Total RSLI:                  | 6%           |
| Total CFI:                   | 104%         |
| Condition Score: (60%)       | 2.73         |
| Energy Score: (0%)           | 2.30         |
| Suitability Score: (40%)     | 3.75         |
| School Score:                | 3.14         |



**Q#120.3** - The system and plumbing fixtures are functioning and in use but are showing signs of age. Score: 3 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 – Sabin ES - Address Air and Water Quality in Multiple Schools

School Name: Sabin ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 88,653       |
| Replacement Value:           | \$17,910,535 |
| Condition Budget:            | \$9,584,687  |
| Total FCI:                   | 53.51%       |
| Energy Budget:               | \$31,029     |
| Suitability Budget:          | \$5,102,900  |
| Total RSLI:                  | 10%          |
| Total CFI:                   | 82.2%        |
| Condition Score: (60%)       | 3.57         |
| Energy Score: (0%)           | 1.73         |
| Suitability Score: (40%)     | 4.05         |
| School Score:                | 3.76         |



**Q#120.3** - The system and fixtures are mostly in poor condition and not functioning. Score: 2 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DENVER 1 - Charles M Schenck (CMS) Community School - Address Air and Water Quality in Multiple Schools

School Name: Charles M Schenck (CMS) Community School

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 60,401       |
| Replacement Value:           | \$14,230,001 |
| Condition Budget:            | \$7,473,390  |
| Total FCI:                   | 52.52%       |
| Energy Budget:               | \$21,140     |
| Suitability Budget:          | \$5,018,500  |
| Total RSLI:                  | 28%          |
| Total CFI:                   | 87.9%        |
| Condition Score: (60%)       | 3.05         |
| Energy Score: (0%)           | 1.73         |
| Suitability Score: (40%)     | 3.51         |
| School Score:                | 3.23         |



**Q#120.3** - The system and plumbing fixtures are functioning and in use but are showing signs of age. Score: 3 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 - Schmitt ES - Address Air and Water Quality in Multiple Schools

School Name: Schmitt ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 53,272       |
| Replacement Value:           | \$12,550,464 |
| Condition Budget:            | \$8,426,396  |
| Total FCI:                   | 67.14%       |
| Energy Budget:               | \$18,645     |
| Suitability Budget:          | \$1,804,800  |
| Total RSLI:                  | 7%           |
| Total CFI:                   | 81.7%        |
| Condition Score: (60%)       | 2.80         |
| Energy Score: (0%)           | 1.54         |
| Suitability Score: (40%)     | 4.27         |
| School Score:                | 3.39         |



**Q#120.3** - The system and plumbing fixtures are functioning and in use but are showing signs of age. Score: 3 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 - Skinner MS - Address Air and Water Quality in Multiple Schools

School Name: Skinner MS

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 140,463      |
| Replacement Value:           | \$38,752,262 |
| Condition Budget:            | \$25,111,628 |
| Total FCI:                   | 64.80%       |
| Energy Budget:               | \$49,162     |
| Suitability Budget:          | \$9,991,200  |
| Total RSLI:                  | 10%          |
| Total CFI:                   | 90.7%        |
| Condition Score: (60%)       | 2.87         |
| Energy Score: (0%)           | 2.31         |
| Suitability Score: (40%)     | 4.22         |
| School Score:                | 3.41         |



**Q#120.3** - The system and fixtures are mostly in poor condition and not functioning. Score: 2 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5



# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DENVER 1 - Slavens K-8 School - Address Air and Water Quality in Multiple Schools

**School Name: Slavens K-8 School**

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 63,634       |
| Replacement Value:           | \$14,600,859 |
| Condition Budget:            | \$11,445,457 |
| Total FCI:                   | 78.39%       |
| Energy Budget:               | \$22,272     |
| Suitability Budget:          | \$7,772,700  |
| Total RSLI:                  | 0%           |
| Total CFI:                   | 132%         |
| Condition Score: (60%)       | 2.88         |
| Energy Score: (0%)           | 1.63         |
| Suitability Score: (40%)     | 3.39         |
| School Score:                | 3.08         |



**Q#120.3** - The system and plumbing fixtures are functioning and in use but are showing signs of age. Score: 3 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 - Smedley ES (vacant at time of Assessment, now used for administration) - Address Air and Water Quality in Multiple Schools

**School Name: Smedley ES (Vacant)**

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 70,091       |
| Replacement Value:           | \$16,867,176 |
| Condition Budget:            | \$10,126,571 |
| Total FCI:                   | 60.04%       |
| Energy Budget:               | \$24,532     |
| Suitability Budget:          | \$0          |
| Total RSLI:                  | 12%          |
| Total CFI:                   | 60.2%        |
| Condition Score: (60%)       | 2.78         |
| Energy Score: (0%)           | 1.63         |
| Suitability Score: (40%)     | N/A          |
| School Score:                | 1.67         |



**Q#120.3** - The system and plumbing fixtures are functioning and in use but are showing signs of age. Score: 3 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 - Smiley MS/Envision Leadership Prep - Address Air and Water Quality in Multiple Schools

**School Name: Smiley MS/Envision Leadership Prep**

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 165,366      |
| Replacement Value:           | \$45,721,687 |
| Condition Budget:            | \$31,421,601 |
| Total FCI:                   | 68.72%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$4,898,600  |
| Total RSLI:                  | 6%           |
| Total CFI:                   | 79.4%        |
| Condition Score: (60%)       | 2.77         |
| Energy Score: (0%)           | 1.80         |
| Suitability Score: (40%)     | 4.23         |
| School Score:                | 3.35         |



**Q#120.3** - The system and fixtures are unsatisfactory. Score: 1 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DENVER 1 – Smith ES - Address Air and Water Quality in Multiple Schools

School Name: Smith ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 68,076       |
| Replacement Value:           | \$16,305,608 |
| Condition Budget:            | \$10,013,363 |
| Total FCI:                   | 61.41%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$1,120,400  |
| Total RSLI:                  | 6%           |
| Total CFI:                   | 68.3%        |
| Condition Score: (60%)       | 2.32         |
| Energy Score: (0%)           | 1.83         |
| Suitability Score: (40%)     | 4.51         |
| School Score:                | 3.20         |



**Q#120.3** - The system and fixtures are unsatisfactory Score: 1 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 – Steck ES - Address Air and Water Quality in Multiple Schools

School Name: Steck ES

|                              |             |
|------------------------------|-------------|
| Number of Buildings:         | 1           |
| All or Portion built by WPA: | No          |
| Gross Area (SF):             | 43,156      |
| Replacement Value:           | \$9,802,682 |
| Condition Budget:            | \$4,295,812 |
| Total FCI:                   | 43.82%      |
| Energy Budget:               | \$15,105    |
| Suitability Budget:          | \$3,855,400 |
| Total RSLI:                  | 16%         |
| Total CFI:                   | 83.3%       |
| Condition Score: (60%)       | 3.48        |
| Energy Score: (0%)           | 2.40        |
| Suitability Score: (40%)     | 3.53        |
| School Score:                | 3.50        |



**Q#120.3** - The system and fixtures are mostly in poor condition and not functioning. Score: 2 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 - Stedman ES - Address Air and Water Quality in Multiple Schools

School Name: Stedman ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 49,035       |
| Replacement Value:           | \$11,721,137 |
| Condition Budget:            | \$8,189,428  |
| Total FCI:                   | 69.87%       |
| Energy Budget:               | \$17,162     |
| Suitability Budget:          | \$4,253,100  |
| Total RSLI:                  | 4%           |
| Total CFI:                   | 106%         |
| Condition Score: (60%)       | 2.48         |
| Energy Score: (0%)           | 1.25         |
| Suitability Score: (40%)     | 3.32         |
| School Score:                | 2.82         |



**Q#120.3** - The system and fixtures are unsatisfactory. Score: 1 **Q#121** - Readings for Lead AND/OR Copper levels exceed the Action Levels prescribed by the State of Colorado (0.015 mg/L for Lead and 1.3 mg/L for Copper) Score: 1



# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DENVER 1 – Steele ES - Address Air and Water Quality in Multiple Schools

School Name: Steele ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 58,518       |
| Replacement Value:           | \$13,494,316 |
| Condition Budget:            | \$7,162,359  |
| Total FCI:                   | 53.08%       |
| Energy Budget:               | \$20,481     |
| Suitability Budget:          | \$2,210,000  |
| Total RSLI:                  | 25%          |
| Total CFI:                   | 69.6%        |
| Condition Score: (60%)       | 3.14         |
| Energy Score: (0%)           | 2.21         |
| Suitability Score: (40%)     | 4.27         |
| School Score:                | 3.59         |



**Q#120.3** - The system and plumbing fixtures are functioning and in use but are showing signs of age. Score: 3 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 - Swansea ES - Address Air and Water Quality in Multiple Schools

School Name: Swansea ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 63,444       |
| Replacement Value:           | \$14,998,418 |
| Condition Budget:            | \$8,659,965  |
| Total FCI:                   | 57.74%       |
| Energy Budget:               | \$22,205     |
| Suitability Budget:          | \$1,971,600  |
| Total RSLI:                  | 25%          |
| Total CFI:                   | 71.0%        |
| Condition Score: (60%)       | 2.92         |
| Energy Score: (0%)           | 1.35         |
| Suitability Score: (40%)     | 4.58         |
| School Score:                | 3.58         |



**Q#120.3** - The system and fixtures are mostly in poor condition and not functioning. Score: 2 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 - Trevista ECE-8 at Horace Mann MS - Address Air and Water Quality in Multiple Schools

School Name: Trevista ECE-8 at Horace Mann MS

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 136,614      |
| Replacement Value:           | \$37,289,089 |
| Condition Budget:            | \$28,261,084 |
| Total FCI:                   | 75.79%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$9,245,600  |
| Total RSLI:                  | 2%           |
| Total CFI:                   | 101%         |
| Condition Score: (60%)       | 2.90         |
| Energy Score: (0%)           | 0.83         |
| Suitability Score: (40%)     | 3.91         |
| School Score:                | 3.30         |



**Q#120.3** - The system and fixtures are mostly in poor condition and not functioning. Score: 2 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DENVER 1 – Teller ES - Address Air and Water Quality in Multiple Schools

**School Name: Teller ES**

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 64,479       |
| Replacement Value:           | \$14,558,326 |
| Condition Budget:            | \$8,497,821  |
| Total FCI:                   | 58.37%       |
| Energy Budget:               | \$22,568     |
| Suitability Budget:          | \$2,724,900  |
| Total RSLI:                  | 10%          |
| Total CFI:                   | 77.2%        |
| Condition Score: (60%)       | 2.77         |
| Energy Score: (0%)           | 2.12         |
| Suitability Score: (40%)     | 3.85         |
| School Score:                | 3.20         |



**Q#120.3** - The system and fixtures are mostly in poor condition and not functioning. Score: 2 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 - University Park ES - Address Air and Water Quality in Multiple Schools

**School Name: University Park ES**

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 66,087       |
| Replacement Value:           | \$15,488,230 |
| Condition Budget:            | \$10,390,146 |
| Total FCI:                   | 67.08%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$7,788,600  |
| Total RSLI:                  | 10%          |
| Total CFI:                   | 117%         |
| Condition Score: (60%)       | 2.80         |
| Energy Score: (0%)           | 2.88         |
| Suitability Score: (40%)     | 3.01         |
| School Score:                | 2.88         |



**Q#120.3** - The system and fixtures are mostly in poor condition and not functioning. Score: 2 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 - Valverde ES - Address Air and Water Quality in Multiple Schools

**School Name: Valverde ES**

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 73,818       |
| Replacement Value:           | \$17,369,029 |
| Condition Budget:            | \$10,570,543 |
| Total FCI:                   | 60.86%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$6,749,300  |
| Total RSLI:                  | 18%          |
| Total CFI:                   | 99.7%        |
| Condition Score: (60%)       | 2.96         |
| Energy Score: (0%)           | 2.50         |
| Suitability Score: (40%)     | 3.66         |
| School Score:                | 3.24         |



**Q#120.3** - The system and plumbing fixtures are functioning and in use but are showing signs of age. Score: 3 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5



# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DENVER 1 – Denver Language School (formerly Whiteman ES) - Address Air and Water Quality in Multiple Schools

School Name: Whiteman ES (vacant)

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 53,816       |
| Replacement Value:           | \$12,479,896 |
| Condition Budget:            | \$8,014,913  |
| Total FCI:                   | 64.22%       |
| Energy Budget:               | \$18,836     |
| Suitability Budget:          | \$0          |
| Total RSLI:                  | 10%          |
| Total CFI:                   | 64.4%        |
| Condition Score: (60%)       | 2.92         |
| Energy Score: (0%)           | 1.15         |
| Suitability Score: (40%)     | N/A          |
| School Score:                | 1.75         |



**Q#120.3** - The system and plumbing fixtures are functioning and in use but are showing signs of age. Score: 3 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 - Whittier ES - Address Air and Water Quality in Multiple Schools

School Name: Whittier ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 51,660       |
| Replacement Value:           | \$12,431,174 |
| Condition Budget:            | \$9,284,828  |
| Total FCI:                   | 74.69%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$3,133,600  |
| Total RSLI:                  | 11%          |
| Total CFI:                   | 99.9%        |
| Condition Score: (60%)       | 2.60         |
| Energy Score: (0%)           | 0.56         |
| Suitability Score: (40%)     | 4.32         |
| School Score:                | 3.29         |



**Q#120.3** - The system and fixtures are mostly in poor condition and not functioning. Score: 2 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 - Balarat Outdoor Education Lab (NEP) - Address Air and Water Quality in Multiple Schools

School Name: Balarat Outdoor Education Lab (NEP)

|                              |             |
|------------------------------|-------------|
| Number of Buildings:         | 1           |
| All or Portion built by WPA: | No          |
| Gross Area (SF):             | 23,199      |
| Replacement Value:           | \$4,359,399 |
| Condition Budget:            | \$3,134,550 |
| Total FCI:                   | 71.90%      |
| Energy Budget:               | \$0         |
| Suitability Budget:          | \$0         |
| Total RSLI:                  | 0%          |
| Total CFI:                   | 71.9%       |
| Condition Score: (60%)       | 2.78        |
| Energy Score: (0%)           | 1.25        |
| Suitability Score: (40%)     | 2.89        |
| School Score:                | 2.82        |



# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DENVER 1 - Beach Court ES - Address Air and Water Quality in Multiple Schools

School Name: Beach Court ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 48,914       |
| Replacement Value:           | \$11,596,775 |
| Condition Budget:            | \$8,432,781  |
| Total FCI:                   | 72.72%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$6,457,700  |
| Total RSLI:                  | 1%           |
| Total CFI:                   | 128%         |
| Condition Score: (60%)       | 2.61         |
| Energy Score: (0%)           | 1.83         |
| Suitability Score: (40%)     | 3.29         |
| School Score:                | 2.88         |



## DENVER 1 - Cole Arts and Science Academy - Address Air and Water Quality in Multiple Schools

School Name: Cole Arts And Science Academy

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 157,719      |
| Replacement Value:           | \$43,692,063 |
| Condition Budget:            | \$29,742,652 |
| Total FCI:                   | 68.07%       |
| Energy Budget:               | \$55,202     |
| Suitability Budget:          | \$4,024,800  |
| Total RSLI:                  | 4%           |
| Total CFI:                   | 77.4%        |
| Condition Score: (60%)       | 2.98         |
| Energy Score: (0%)           | 1.73         |
| Suitability Score: (40%)     | 4.54         |
| School Score:                | 3.60         |



## DENVER 1 - Garden Place ES - Address Air and Water Quality in Multiple Schools

School Name: Garden Place ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 70,795       |
| Replacement Value:           | \$16,797,410 |
| Condition Budget:            | \$9,234,844  |
| Total FCI:                   | 54.98%       |
| Energy Budget:               | \$24,778     |
| Suitability Budget:          | \$2,308,200  |
| Total RSLI:                  | 24%          |
| Total CFI:                   | 68.9%        |
| Condition Score: (60%)       | 3.11         |
| Energy Score: (0%)           | 2.21         |
| Suitability Score: (40%)     | 4.12         |
| School Score:                | 3.51         |





# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DENVER 1 - McMeen ES - Address Air and Water Quality in Multiple Schools

School Name: McMeen ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 73,774       |
| Replacement Value:           | \$15,649,831 |
| Condition Budget:            | \$5,250,927  |
| Total FCI:                   | 33.55%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$5,680,400  |
| Total RSLI:                  | 29%          |
| Total CFI:                   | 69.8%        |
| Condition Score: (60%)       | 3.36         |
| Energy Score: (0%)           | 2.40         |
| Suitability Score: (40%)     | 3.93         |
| School Score:                | 3.59         |



## DENVER 1 - West HS/Manny Martinez MS Charter - Address Air and Water Quality in Multiple Schools

School Name: West HS/Manny Martinez MS Charter

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 2            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 279,538      |
| Replacement Value:           | \$82,228,146 |
| Condition Budget:            | \$49,034,307 |
| Total FCI:                   | 59.63%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$12,854,400 |
| Total RSLI:                  | 6%           |
| Total CFI:                   | 75.3%        |
| Condition Score: (60%)       | 2.51         |
| Energy Score: (0%)           | 1.48         |
| Suitability Score: (40%)     | 3.99         |
| School Score:                | 3.11         |



# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** DENVER 1

**Sort Order #:** 1.9

**County:** DENVER

**Applicant Priority #** 1

**Project Title:** Address Air and Water Quality in Multiple Schools

- |   |  |  |   |
|---|--|--|---|
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fire Alarm      | <input type="checkbox"/> Roof                              | <input checked="" type="checkbox"/> Water Systems |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting        | <input type="checkbox"/> School Replacement                | <input type="checkbox"/> Window Replacement       |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA             | <input type="checkbox"/> Security                          | <input type="checkbox"/> New School               |
| <input type="checkbox"/> Electrical Upgrade | <input checked="" type="checkbox"/> HVAC | <input type="checkbox"/> Facility Sitework                 | <input type="checkbox"/> LandPurchase             |
| <input type="checkbox"/> Energy Savings     | <input type="checkbox"/> Renovation      | <input checked="" type="checkbox"/> Project Other Explain: | Air Quality - Radon Mitigation                    |

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

HVAC systems in some schools do not meet current codes due to fiberglass liner in the existing ducts. The identified Health and Safety issues must be addressed to avoid eventual health issues with building occupancies. These schools were constructed during a period when acoustical augmentation of mechanical equipment noise was limited to and accomplished with fiberglass duct liner. DPS removed duct liner from its Design and Construction Standards in the late 1980's.

### Fiberglass Duct Liner Schools:

Amesse

Year Built: 1973

Square Feet: 70,740

Design Capacity: 675

Adjusted Capacity: 650

Enrollment: 593

Original Program Type:K-6

Current Program Type:ECE-6

Cheltenham

Year Built:1970

Square Feet:80,105

Design Capacity:725

Adjusted Capacity:584

Enrollment:497

Original Program Type:K-6

Current Program Type:ECE-5

Valdez

Year Built: 1974

Square Feet:77,433

Design Capacity:675

Adjusted Capacity:633

Enrollment:633

Original Program Type:K-6

Current Program Type:ECE-5

Eagleton

Year Built:1973

Square Feet:47,119

Design Capacity:525

Adjusted Capacity:462

Enrollment:394

Original Program Type:K-5

Current Program Type:ECE-5

Ford

Year Built:1973

Square Feet:70,202

Design Capacity:775  
Adjusted Capacity:702  
Enrollment:690  
Original Program Type:K-5  
Current Program Type:ECE-5

Radon Mitigation- When a building is found to have an elevated level of radon gas, methods of reducing the levels should be taken as soon as possible. These schools were constructed prior to the results of research in the early 1990's that indicated high levels of radon gas could be present in building foundations. EPA estimates that about 21,000 annual lung cancer deaths are radon related. EPA's revised estimates are based on the National Academy of Sciences 1999 BEIR IV (Biological Effects of Ionizing Radiation) Report which concluded that radon is the second leading cause of lung cancer after smoking.

Radon Schools:  
Balarat Campus (several buildings)  
Year Built:1969, '73, '84, '93  
Sq Ft:24,209  
Design Capacity:25  
Adjusted Capacity:NA  
Enrollment:NA  
Original Program Type:K-12  
Current Program Type:K-12

Beach Court  
Year Built:1929  
Sq Ft:51,846  
Design Capacity:450  
Adjusted Capacity:389  
Enrollment:354  
Original Program Type:K-6  
Current Program Type:ECE-5

Carson  
Year Built:1950  
Sq Ft:51,756  
Design Capacity:474  
Adjusted Capacity:444  
Enrollment:400  
Original Program Type:K-6  
Current Program Type:ECE-5

Cole  
Year Built:1925  
Sq Ft:166,593  
Design Capacity:1,475  
Adjusted Capacity:1,228  
Enrollment:698  
Original Program Type:7-8  
Current Program Type:ECE-8

McMeen  
Year Built:1929  
Sq Ft:76,734  
Design Capacity:675  
Adjusted Capacity:608  
Enrollment:641  
Original Program Type:K-6  
Current Program Type:ECE-5

Garden Place  
Year Built:1905  
Sq Ft:62,415

Design Capacity:650  
Adjusted Capacity:535  
Enrollment:353  
Original Program Type:K-6  
Current Program Type:ECE-6

West High School  
Year Built:1925  
Sq Ft:284,599  
Design Capacity:2,275  
Adjusted Capacity:1,960  
Enrollment:1,013  
Original Program Type:9-12  
Current Program Type:6-12

Water Systems in schools built before the mid-60's (includes approx. 85-90% of DPS) used galvanized piping. This piping releases excess iron and lead levels in drinking water. Seventy-five (75) schools are affected by this galvanized piping. Current health and safety deficiencies identified confirm that action to avoid standing water in the galvanized piping must be taken. This piping also uses disinfectant residual, which is a potential public health concern. Our immediate issue is to eliminate the bad taste at the drinking fountains and the visual and odor issues with the standing water in the galvanized domestic water piping.

DPS is in need of the BEST Grant to address the concerns noted above as soon as possible to avoid and correct any potential health concerns.

**Issue: HVAC**

**Deficiencies Associated with this Issue:**

Fiberglass liner in the existing sheet metal ducts has broken loose and is affecting the Air Quality: – Originally installed in DPS schools that were built in the 1970's, fiberglass (fibrous glass or glass wool) internal duct liner has been used as acoustical and thermal insulation in DPS Heating, Ventilation and Air Conditioning (HVAC) Systems. Indoor Air Quality (IAQ) complaints have arisen because the fiberglass internal duct liner deteriorates over time. Deteriorating fiberglass duct liner can migrate through supply diffusers and enter the breathing zone of building occupants. The liner can deposit in occupied spaces and onto flat surfaces, where it can cause irritated eyes and skin and indoor air quality complaints. Children respire at higher rates and deeper than adults putting them at greater risk for indoor air issues.

See Picture 1: Example of duct liner issue.

IMC-2009 Current Mechanical Codes require the HVAC Systems that deliver outside and indoor air be compliant with ASHRAE 62.1.2010. The existing conditions in the five (5) schools do not meet current codes. The identified health and safety issues should be addressed to avoid potential health issues and improve air quality and the learning environment for staff and students.

A site survey was performed by JCAA Consulting Engineers and Bilcor Mechanical Contactor using camera ducts equipment to spot check the status of the deteriorated fiberglass duct liner in several low and medium pressure main ductwork trunk systems within three (3) of the five (5) schools.

Interviews with the Facility managers were also conducted to help gather the proper information to provide an accurate assessment to determine how much of the deteriorated liner is to be removed or encapsulated.

**Proposed Solution to Address the Deficiencies Listed Above:**

The recommended solutions are:

Recommendation #1: Clean all duct work that contains fiberglass liner and encapsulate the existing liner with Fosters 40/20.

Recommendation #2: Remove the existing duct liner by hand and clean the existing sheet metal duct with disinfectant agents.

Work that needs to be done under Recommendation #1: A HVAC company similar to Ductworks, Inc. will use Foster's 40/20 coating to encapsulate the existing liner. It has long-term anti-microbial agents that help stop the decay and extend the life expectancy of the liner. Some less costly products can be used but will fail over a one to two year period. Foster's 40/20, though expensive, is a product that performs over long periods of time. This type of work will be done during times when the schools are shut down, mainly because of the odors associated with the product and the need for the product to cure for the first 72 hours.

Work that needs to be done under Recommendation #2: A HVAC company similar to Ductworks, Inc. will remove the liner and clean and disinfect the sheet metal ductwork. This type of work will be done when the schools are shut down, mainly because of



the odors associated with the cleaning agents.

### **How Urgent is this Project:**

Five Schools in the immediate area affected by fiberglass partials in the air:

Eagleton Elementary School (Approximately 47,119 gsf)

- Recommendation: Clean all the main duct work that is lined with existing fiberglass liner and encapsulate the existing liner with Fosters 40/20.

- Urgency priority #1: Numerous Indoor Air Quality case studies have shown that fiberglass duct liner, combined with dust, dirt, and moisture, is a very good medium for microbial growth (examples: mold, fungus, Legionella Bacteria). Microbial contamination in the HVAC System can cause serious long term odor nuisance and health effects for building occupants. Internally lined ductwork is difficult to maintain and clean and deteriorating ducts release fibers into the breathing zone. A clean HVAC System is crucial to building occupant health and well-being.

Estimated Cost: Mechanical Material and Labor Cost - \$50,000.00

Valdez Elementary School (Approximately 77,433 gsf)

Recommendation: Remove the existing duct liner by hand and clean the existing sheet metal duct with disinfectant agents.

- Urgency priority #2: Numerous Indoor Air Quality case studies have shown that fiberglass duct liner, combined with dust, dirt and moisture, is a very good medium for microbial growth (examples: mold, fungus, Legionella Bacteria). Microbial contamination in the HVAC System can cause serious long term odor nuisance and health effects for building occupants. Internally lined ductwork is difficult to maintain and clean and deteriorating ducts release fibers into the breathing zone. A clean HVAC System is crucial to building occupant health and well-being.

Estimated Cost: Mechanical Material and Labor Cost - \$150,000.00

Ford Elementary School (Approximately 70,202 gsf)

- Recommendation: Clean all the main duct work that is lined with existing fiberglass liner and encapsulate the existing liner with Fosters 40/20.

- Urgency priority #3: Numerous Indoor Air Quality case studies have shown that fiberglass duct liner, combined with dust, dirt, and moisture, is a very good medium for microbial growth (examples: mold, fungus, Legionella Bacteria). Microbial contamination in the HVAC System can cause serious long term odor nuisance and health effects for building occupants. Internally lined ductwork is difficult to maintain and clean and deteriorating ducts release fibers into the breathing zone. A clean HVAC System is crucial to building occupant health and well-being.

Estimated Cost: Mechanical Material and Labor Cost - \$140,000.00

Amesse Elementary School (Approximately 70,740 gsf)

- Recommendation: Clean all the main duct work that is lined with existing fiberglass liner and encapsulate the existing liner with Fosters 40/20.

- Urgency priority #4: Numerous Indoor Air Quality case studies have shown that fiberglass duct liner, combined with dust, dirt, and moisture, is a very good medium for microbial growth (examples: mold, fungus, Legionella Bacteria). Microbial contamination in the HVAC System can cause serious long term odor nuisance and health effects for building occupants. Internally lined ductwork is difficult to maintain and clean and deteriorating ducts release fibers into the breathing zone. A clean HVAC System is crucial to building occupant health and well-being.

Estimated Cost: Mechanical Material and Labor Cost - \$80,000.00

Cheltenham Elementary School (Approximately 80,105 gsf)

- Recommendation: Clean all the main duct work that is lined with existing fiberglass liner and encapsulate the existing liner with Fosters 40/20.

- Urgency priority #5: Numerous Indoor Air Quality case studies have shown that fiberglass duct liner, combined with dust, dirt and moisture, is a very good medium for microbial growth (examples: mold, fungus, Legionella Bacteria). Microbial contamination in the HVAC System can cause serious long term odor nuisance and health effects for building occupants. Internally lined ductwork is difficult to maintain and clean and deteriorating ducts release fibers into the breathing zone. A clean HVAC System is crucial to building occupant health and well-being.

Estimated Cost: Mechanical Material and Labor Cost - \$90,000.00

**What is the Cost Associated with this Issue:** \$630,284.33

**Issue:** Other

### Deficiencies Associated with this Issue:

Radon Mitigation Issue: Radon is a recognized health concern and CDPHE (Colorado Department of Health and Environment) regulations require that all schools test for radon in all frequently occupied rooms. All DPS schools were tested for radon in 1991 and DPS is currently going through a systematic retesting of all schools to update and replace the 1991 results due to numerous changes (additions, HVAC system changes, room use changes, etc.) in the buildings since initial testing 20 years ago. The District's plan incorporates short and long-term testing to ensure an accurate picture of radon exposure. Rooms with short-term results between 3.8 pCi/L and 10 pCi/L receive long-term testing over the school year. Since radon can vary by season or day, long-term testing is a more accurate representation of annual exposure. Rooms with short-term results greater than 10 pCi/L received a second short-term test to confirm initial findings. Based on this testing plan, the following schools require remediation per the attached report.

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

The current health and safety deficiencies identified confirm that the facilities must be mitigated. A site survey was performed at two (2) of the following schools and an estimated amount of mitigation systems were determined based on the attached report.

The most common method of Radon mitigation (also known as remediation or abatement) is Active Soil Depressurization (ASD.) This method will utilize PVC piping attached to an in-line fan. The piping typically will begin below the lowest floor of the structure's foundation (penetrating the slab of the basement or the plastic membrane of the crawl space) and extends upward to an exit point above ground level. The inline suction fan is mounted in an inconspicuous location on the exterior or within an attic above the building. Active (fan assisted) radon mitigation systems can reduce the radon gas entry by as much as 99%. (See attached diagram figure 7 for system options.) All radon remediation work in DPS schools will be done by a NEHA (National Environmental Health Association) certified radon mitigation contractor.

Based on \$3,600.00 per mitigation system, (typical system can cover 2,000 sq ft.), we estimated 21 mitigation systems to be installed throughout the seven (7) schools.

### How Urgent is this Project:

The current health and safety deficiencies identified confirm that the facilities must be mitigated. A site survey was performed at two (2) of the following schools and an estimated amount of mitigation systems were determined based on the attached report.

The most common method of Radon mitigation (also known as remediation or abatement) is Active Soil Depressurization (ASD.) This method will utilize PVC piping attached to an in-line fan. The piping typically will begin below the lowest floor of the structure's foundation (penetrating the slab of the basement or the plastic membrane of the crawl space) and extends upward to an exit point above ground level. The inline suction fan is mounted in an inconspicuous location on the exterior or within an attic above the building. Active (fan assisted) radon mitigation systems can reduce the radon gas entry by as much as 99%. (See attached diagram figure 7 for system options.) All radon remediation work in DPS schools will be done by a NEHA (National Environmental Health Association) certified radon mitigation contractor.

Based on \$3,600.00 per mitigation system, (typical system can cover 2,000 sq ft.), we estimated 21 mitigation systems to be installed throughout the seven (7) schools.

(Minimum 250 characters including spaces.)

Seven (7) Schools in the immediate area affected by Radon Contamination:

Balarat Outdoor Education Center, 3rd, 5th, & Middle and High School Programs (Entire school - 24,292.14 gsf)

- Recommendation: Install Radon Mitigation System.

- Urgency priority #1: The Surgeon General, the Environmental Protection Agency, the National Academy of Sciences, the American Medical Association, the American Lung Association and the World Health Organization have all identified indoor radon pollution as a national health problem. The risk of exposure to radon is lung cancer. The risk of developing lung cancer increases with exposure to higher radon levels for a longer period of time. Though the majority of radon exposure occurs in the home, children spend many hours at school and we can reduce their risk by mitigating our schools.

Estimated Cost: Mechanical and Electrical Material and Labor Cost - \$43,200.00

Garden Place PreK – 5th (Room #005, #007 and Gym - 674.92 gsf, 652.17 gsf, AND 3233.34 gsf)

- Recommendation: Install Radon Mitigation System.

- Urgency priority #2: The Surgeon General, the Environmental Protection Agency, the National Academy of Sciences, the

American Medical Association, the American Lung Association and the World Health Organization have all identified indoor radon pollution as a national health problem. The risk of exposure to radon is lung cancer. The risk of developing lung cancer increases with exposure to higher radon levels for a longer period of time. Though the majority of radon exposure occurs in the home, children spend many hours at school and we can reduce their risk by mitigating our schools.

Estimated Cost: Mechanical and Electrical Material and Labor Cost - \$10,800.00

Beach Court Elementary School (Staff Office C - 944.34 gsf)

- Recommendation: Install Radon Mitigation System.

- Urgency priority #3: The Surgeon General, the Environmental Protection Agency, the National Academy of Sciences, the American Medical Association, the American Lung Association and the World Health Organization have all identified indoor radon pollution as a national health problem. The risk of exposure to radon is lung cancer. The risk of developing lung cancer increases with exposure to higher radon levels for a longer period of time. Though the majority of radon exposure occurs in the home, children spend many hours at school and we can reduce their risk by mitigating our schools.

Estimated Cost: Mechanical and Electrical Material and Labor Cost - \$3,600.00

Carson Elementary School (Gym Office - 2,076.50 gsf)

- Recommendation: Install Radon Mitigation System.

- Urgency priority #4: The Surgeon General, the Environmental Protection Agency, the National Academy of Sciences, the American Medical Association, the American Lung Association and the World Health Organization have all identified indoor radon pollution as a national health problem. The risk of exposure to radon is lung cancer. The risk of developing lung cancer increases with exposure to higher radon levels for a longer period of time. Though the majority of radon exposure occurs in the home, children spend many hours at school and we can reduce their risk by mitigating our schools.

Estimated Cost: Mechanical and Electrical Material and Labor Cost - \$3,600.00

Cole Arts & Science Academy PreK – 8th (Custodial Office - 918.77 gsf)

- Recommendation: Install Radon Mitigation System.

- Urgency priority #5: The Surgeon General, the Environmental Protection Agency, the National Academy of Sciences, the American Medical Association, the American Lung Association and the World Health Organization have all identified indoor radon pollution as a national health problem. The risk of exposure to radon is lung cancer. The risk of developing lung cancer increases with exposure to higher radon levels for a longer period of time. Though the majority of radon exposure occurs in the home, children spend many hours at school and we can reduce their risk by mitigating our schools.

Estimated Cost: Mechanical and Electrical Material and Labor Cost - \$3,600.00

McMeen Elementary School (Custodial Office - 234.58 gsf)

- Recommendation: Install Radon Mitigation System.

- Urgency priority #6: The Surgeon General, the Environmental Protection Agency, the National Academy of Sciences, the American Medical Association, the American Lung Association and the World Health Organization have all identified indoor radon pollution as a national health problem. The risk of exposure to radon is lung cancer. The risk of developing lung cancer increases with exposure to higher radon levels for a longer period of time. Though the majority of radon exposure occurs in the home, children spend many hours at school and we can reduce their risk by mitigating our schools.

Estimated Cost: Mechanical and Electrical Material and Labor Cost - \$3,600.00

West High School (Room #105A and #106 - 953.58 gsf and 1,244.00 gsf)

- Recommendation: Install Radon Mitigation System.

- Urgency priority #7: The Surgeon General, the Environmental Protection Agency, the National Academy of Sciences, the American Medical Association, the American Lung Association and the World Health Organization have all identified indoor radon pollution as a national health problem. The risk of exposure to radon is lung cancer. The risk of developing lung cancer increases with exposure to higher radon levels for a longer period of time. Though the majority of radon exposure occurs in the home, children spend many hours at school and we can reduce their risk by mitigating our schools.

Estimated Cost: Mechanical and Electrical Material and Labor Cost - \$7,200.00

**What is the Cost Associated with this Issue:** \$195,884.33

**Issue: Water Systems**

### Deficiencies Associated with this Issue:

Domestic galvanized piping is installed in the majority (85-90%) of DPS schools built before the mid-60's. Two exceptions to this are Bradley and Goldrick which were constructed with copper piping. Up to the mid-70's, the industry standard was galvanized piping rather than copper. Originally installed when the schools were built (approximately 40 to 50 years ago), galvanized domestic piping was installed for cost reduction and material availability. Over time the galvanized piping corrodes and releases excess amounts of iron and potentially lead and cadmium to the school drinking water supply. A recent water quality study at Phillips Elementary School with Denver Water has also found that excess iron levels in the drinking water uses up residual disinfectant, a potential public health issue. Currently Phillips Elementary School utilizes bottled drinking water.

The current health and safety deficiencies identified confirm that the facilities must take immediate action to avoid standing water in the domestic galvanized piping. EPA allows for manual flushing of the lines which is a DPS protocol for dealing with excess iron and lead, but to ensure that the flushing is occurring on a routine basis, an automated system is proposed.

Our immediate issue is to eliminate the discoloration and potential lead, copper, or cadmium issues in the schools drinking water from standing water. A Future Phase 2 will be implemented to replace all galvanized piping with copper piping under separate future non-CDE funding.

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

PHASE -1 A site survey was performed at several DPS Schools and an estimated amount of temporary Phase 1 System was determined based on PROJECTIONS.

☐

Phase -1 System: Install auto flush valves at the ends of main plumbing line, and install a (POU) point of use filters at fountains that were found to have elevated iron or lead levels. Each school will need to be evaluated for extent of galvanized piping. The size of main galvanized domestic water line must be determined to figure out how long to flush/and or how much chlorine residual is affected within the pipe.

PHASE -2: Over the next 40 year period, it is the intention of DPS to replace all existing galvanized piping with copper piping. Each school will need to be evaluated for extent of galvanized piping to be replaced. If the domestic water galvanized piping is not replaced in the future, the deficiencies identified under the JCAA and DPS assessments will continue to create high costs for maintenance and operation.

Material cost is estimated at \$400.00 per auto flush valve and labor at \$800.00 per sink. We estimated to install 400 auto flush valves and 400 new plumbing fixtures throughout the 75 DPS schools.

Material and labor \$120.00 per (POU) point of use water filter. We estimated 300 point of use water filter will be installed throughout the 75 DPS schools.

Mechanical Material and Labor Cost: \$586,000.00

List of schools that are first priority for eventual complete re-piping using future non-CDE funding sources:

- Cole
- Crofton
- Fairmont
- Hill
- Knapp
- Lake
- Moore
- Morey
- Park Hill
- Phillips
- Pioneer
- Rishel
- Schenck
- Valverde

List of schools that are second priority for eventual complete re-piping using future non-CDE funding sources:

- Asbury
- Ash Grove
- Ashley
- Barnum
- Barrett

o☒Beach Court  
-Bradley - copper  
o☒Bromwell  
o☒Brown  
o☒Bryant Webster  
o☒Carson  
o☒Cheltenham  
o☒Colfax  
☒ -Columbian – copper  
o☒Cory  
o☒Cowell  
o☒DCIS (Baker)  
o☒Denison  
o☒Doull  
o☒Ebert  
o☒Edison  
o☒Ellis  
o☒Fairview  
o☒Fallis  
o☒Force  
o☒Garden Place  
o☒Gilpin  
o☒Godsman  
☒ -Goldrick – copper piping  
o☒Grant  
o☒Greenlee  
o☒Gust  
o☒Hallett  
o☒Johnson  
o☒Kepner  
o☒Knight (aka DCEE)  
o☒Kunsmiller  
o☒Lincoln Elem.  
o☒H. Mann  
o☒McMeen  
o☒Merrill  
o☒Mitchell  
o☒Montclair  
o☒Munroe  
o☒Newlon  
o☒Palmer  
o☒Remington  
o☒Sabin  
o☒Schmitt  
o☒Skinner  
o☒Slavens  
o☒Smedley  
o☒Smiley  
o☒Smith  
o☒Steck  
o☒Stedman  
o☒Steele  
o☒Swansea  
o☒Teller  
o☒U. Park  
o☒Whitman  
o☒Whittier

**How Urgent is this Project:**

Urgency priority ALL SCHOOLS IS HIGH. Although galvanized (zinc-coated) pipe is still considered to be a safe transport material for drinking water, there are potential health concerns. The concern is not for zinc or iron that may be leaching from the pipe, but for

lead and especially cadmium, two other heavy metals that may be present as impurities in the zinc used for the galvanizing process. In addition, high iron levels place a demand on residual disinfectant resulting in non-detectable levels, a potential public health issue.

The primary drinking water standards for lead and cadmium are 0.015 and 0.005 mg/L, respectively. Iron and zinc are secondary water quality standards, meaning high levels are not necessarily a health concern, but may cause aesthetic effects (such as taste, odor, or color) in drinking water. EPA has a recommended level of 5 mg/L for zinc and 0.3 mg/L for iron.

**What is the Cost Associated with this Issue:** \$706,284.34

**How Does this Project Conform with the Construction Guidelines:**

It is the intent of the design application to comply with the Capital Construction Assistance Public Schools Facility Construction Guidelines to promote safe and healthy facilities for the Denver Public School District by complying with the following:

Section 1

3.4. A potable water source and supply system complying with 5CCR 1003-1 “Colorado Primary Drinking Water Regulations” providing quality water as required by the Colorado Department of Public Health and Environment. Water quality shall be maintained and treated to reduce water for calcium, alkalinity, Ph, nitrates, bacteria, and temperature (reference, Colorado Primary Drinking Water Act and EPA Safe Water Drinking Act). The water supply system shall deliver water at a minimum normal operating pressure of 20 psi and a maximum of 100 psi to all plumbing fixtures. Independent systems and wells shall be protected from unauthorized access.

3.11.  
A safe and efficient mechanical system that provides proper ventilation, and maintains the building temperature and relative humidity in accordance with the most current version of ASHRAE 55. The mechanical system shall be designed, maintained and installed utilizing current State and Federal building codes.

3.11.1. The material hereby incorporated by reference in these rules is the “Thermal Environmental Conditions for Human Occupancy (ASHRAE Standard 55)” produced by the American Society of Heating, Refrigeration and Air-Conditioning Engineers, Inc. 1995 Update.

3.11.2. Later Amendments to the “Thermal Environmental Conditions for Human Occupancy (ASHRAE Standard 55)” are excluded from these rules.

3.11.3. The Director of the Division of Public School Capital Construction Assistance, 1525 Sherman St. Denver, Colorado will provide information regarding how the “Thermal Environmental Conditions for Human Occupancy (ASHRAE Standard 55)” may be obtained or examined.

3.11.4. A copy of “Thermal Environmental Conditions for Human Occupancy (ASHRAE Standard 55)” may be examined at any state publications depository library.

3.12.  
Healthy building indoor air quality (IAQ) through the use of the mechanical HVAC systems or operable windows and by reducing outside air and water infiltration with a tight building envelope.

SECTION 3 - Promote school design and facility management that implements the current version of “Leadership in Energy and Environmental Design” (LEED for schools) or “Colorado Collaborative for High Performance Schools” (CO-CHPS), green building and energy efficiency performance standards, or other programs that comply with the Office of the State Architects “High Performance Certification Program” (HPCP), reduces operations and maintenance efforts, relieves operational cost, and extends the service life of the districts capital assets by providing the following:

5 (1) The material hereby incorporated by reference in these rules is the “Leadership in Energy and Environmental Design (LEED for Schools)” produced by The United States Green Building Council version 2007 and the “Colorado Collaborative for High Performance Schools (CO\_CHPS)” produced by the Governors Energy Office version 2009.

5 (2) Later Amendments to the “Leadership in Energy and Environmental Design (LEED for Schools)” or the “Colorado Collaborative for High Performance Schools (CO\_CHPS)” are excluded from these rules.

5 (3) The Director of the Division of Public School Capital Construction Assistance, 1525 Sherman St. Denver, Colorado will provide information regarding how the “Leadership in Energy and Environmental Design (LEED for Schools)” and the “Colorado Collaborative for High Performance Schools (CO\_CHPS)” can be obtained or examined.

5.1. Facilities that conserve energy through High Performance Design (HPD). A high performance building is energy and water efficient, has low life cycle costs, is healthy for its occupants, and has a relatively low impact on the environment. In new



construction it is vital that actual energy performance goals are set for the entire building in terms of KBTU/SF/YR total building load by:

5.1.1.

Establishing an integrated design team including school and community stakeholders, architects, engineers, and facility managers. Include an experienced LEED or CO-CHPS accredited professional as a member of the integrated design team to assist with the evaluation of existing facilities and with design of new schools;

5.1.3.

Facilities that reduce demand on municipal infrastructure by encouraging denser development, reducing water consumption, and by providing responsible storm water management and treatment design;

5.1.17. Replacement of old inefficient mechanical systems with new energy efficient systems. Provide controls that monitor the efficiency of the mechanical system and control temperature range of facilities during low/non-use periods and after operating hours.

5.1.18. Commission mechanical systems at completion of construction and retro-commission every five years. Pursue third party certification through CO-CHPS or LEED for schools;

5.5. Training to establish district wide preventative maintenance tasks for all building systems to determine that systems are functioning as designed and clearly outline follow-up maintenance procedures to keep equipment and materials functioning as intended, extend life of equipment, and reduce operational costs.

**How Does the Applicant Plan to Maintain this Project if it is Awarded:**

Plan for Maintaining the Projects Once Completed:

DPS has an established district-wide Preventive Maintenance plan. This plan includes dedicated trained personnel assigned to review building systems on a regular basis.

District-wide basic maintenance programs are on-going throughout the District on a case-by-case basis which keeps up on maintenance such as repairing general damage and deterioration of piping, pumps, fan motors, exhaust fans, metering of manufacturers set requirements and adjustments, as well as concrete and/or asphalt paving, curb & gutter patch and repair, snow removal, re-striping of parking lines, arrows, and traffic flow markings, re-painting of curb site parking and student drop-off areas with appropriate colors per district standards, and exterior light fixtures. Periodic checks of the above items are performed by individual building Facility Managers.

The District also operates an after-hours central call center for demand and emergency calls manned 24/7.

How the life of the projects will be maintained:

The District's preventive maintenance program tracks the life and deterioration of a particular school building area; each asset is assigned a useful life and the asset is monitored through scheduled site visits by the preventive maintenance teams. Maintenance care programs are in place to be able to update the assets' conditions as appropriate based on the condition recorded during the scheduled site visits.

How an appropriate amount of funding will be budgeted for maintenance and replacement:

A maintenance budget is set aside yearly to cover on-going maintenance and upkeep.

All components in the District are identified as assets. This includes the facility itself, as well as items within the facility or on the facility's site. It includes all infrastructures, such as, but not limited to, boilers, electric motors, etc., as well as roofs, windows, sidewalks, parking lots, play equipment, carpeting, lighting, ventilation systems, etc.

The District's maintenance funds are a part of the Capital Reserve Funding, which is allotted throughout the District based on repair or replacement of highly critical identified deficiencies, which may cover all aspects of a facility depending on which deficiencies have been identified. A set amount of funds are set aside for the Preventive Maintenance program, which helps maintain facilities in operating condition.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time, Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

NA

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

NA

**CDE Comments:**

THE DISTRICT NOTIFIED STAFF OF THE PROJECT LATE IN THE APPLICATION PROCESS. HOWEVER STAFF HAS HAD NUMEROUS CONVERSATIONS WITH THE DISTRICT REGARDING TH E GRANT AND ALSO THE PROCESS.

|  |                    |                                     |   |
|--|--------------------|-------------------------------------|---|
| <b>Funded FTE Count:</b>                                       | 69,564.00          | <b>Bonded Debt Approved:</b>        | \$764,800,000.00  |
| <b>Assessed Valuation:</b>                                     | 11165147081        | <b>Year Bond Election Passed:</b>   | 03,08   |
| <b>PPAV:</b>   | \$160,503.00       | <b>Bonded Debt Failed:</b>          |   |
| <b>Bonded Debt:</b>  | \$768,396,601.00   | <b>Year Bond Election Failed:</b>   |   |
| <b>Total Bonding Capacity:</b>                                 | \$233,029,416.00   | <b>2010 Bond Election Results:</b>  | NA  |
| <b>% of Bonding Capacity Used:</b>                             | 34.00%             | <b>Median Household Income:</b>     | \$24,101.00   |
| <b>Bond Capacity Remaining:</b>                                | \$1,464,632,815.00 | <b>Free or Reduced Lunch %:</b>     | 71.56%  |
| <b>Existing Bond Mill Levy:</b>                                | 6.35               | <b>State Financial Watch:</b>       | No  |
| <b>Who Owns the Facility:</b>                                  | District           | <b>Charter School Fund Balance:</b> | NA  |
| <b>If it's a 3rd Party Explain:</b>                            |                    | <b>Charter Authorizer Letter:</b>   | No  |
|  |                    | <b>Charter 3 Month Notice:</b>      | No  |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No                 | <b>Charter Chartered for 5 Yrs:</b> | No  |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                    | <b>Year Built:</b>                  | 1973, 1970, 1973, 1973, 1974,<br>1925, 1920, 1921, 1960, 1975,<br>1951, 1930, 1950, 1920, 1951,<br>1954, 1957, 1955, 1955, 1924,<br>1925, 1956, 1924, 1924, 1960,<br>1955, 1951, 1958, 2000, 1958,<br>1950, 1955, 1951, 1955, 1952,<br>1951, 1956, 1952, 1957, 1926,<br>1904, 1954, 1943, 1914, 1921,<br>1961, 1951, 1950, 1901, 1951,<br>1926, 1954, 1957, 1958, 1958,<br>1955, 1921, 1956, 1911, 1928,<br>1954, 1993, 1923, 1913, 1957,<br>1931, 1920, 1924, 1924, 1954,<br>1930, 1929, 1925, 1905, 1958,<br>1925 |

NA

|                                    |   |                                    |                        |
|------------------------------------|---|------------------------------------|------------------------|
| <b>Current Grant Request:</b>      | \$927,134.00  | <b>Affected Sq Ft:</b>             | 380,823.00             |
| <b>Current Applicant Match:</b>    | \$758,564.00  | <b>Master Plan Completed:</b>      | Yes                    |
| <b>Current Total Project Cost:</b> | \$1,685,698.00  | <b>CDE Minimum Match %:</b>        | 45                     |
| <b>Previous Grant Awards:</b>      | 0   | <b>Actual Match % Provided:</b>    | 45                     |
| <b>Previous Matches:</b>           | 0   | <b>Was a Waiver Required:</b>      | N/A                    |
| <b>Future Grant Requests:</b>      | 0   | <b>Stautory Waiver:</b>            |                        |
| <b>Future Matches:</b>             | 0   | <b>FCI:</b>                        | 60.65%                 |
| <b>Total for all Phases:</b>       | \$1,532,453.00  | <b>CFI:</b>                        | 83.56%                 |
| <b>Cost Per Pupil:</b>             | \$244.00  | <b>Inflation:</b>                  | 3                      |
| <b>Cost Per Sq Ft:</b>             | \$4.00  | <b>Historical Significance:</b>    | Yes-Deemed Significant |
| <b>Red Flags for Discussion:</b>   | Min. communication w/staff  | <b>Does this Qualify For HPCP:</b> | Not Required           |
| <b>Red Flags Explain:</b>          | THE DISTRICT NOTIFIED STAFF OF THE PROJECT LATE IN THE APPLICATION PROCESS. HOWEVER STAFF HAS HAD NUMEROUS CONVERSATIONS WITH THE DISTRICT REGARDING TH E GRANT AND ALSO THE PROCESS. |                                    |                        |

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DENVER 1 - Charles M Schenck (CMS) Community School - Address Site Traffic at Multiple Schools

**School Name: Charles M Schenck (CMS) Community School**

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 60,401       |
| Replacement Value:           | \$14,230,001 |
| Condition Budget:            | \$7,473,390  |
| Total FCI:                   | 52.52%       |
| Energy Budget:               | \$21,140     |
| Suitability Budget:          | \$5,018,500  |
| Total RSLI:                  | 28%          |
| Total CFI:                   | 87.9%        |
| Condition Score: (60%)       | 3.05         |
| Energy Score: (0%)           | 1.73         |
| Suitability Score: (40%)     | 3.51         |
| School Score:                | 3.23         |



**Q#16.2** - Traffic routing has numerous safety and separation problems. Most, but not all of the bus lanes are missing or have circulation conflict due to separation problems. Score: 2 **Q#17.4** - Traffic routing has numerous safety and separation problems. Most, but not all, of the parent lanes are missing or have circulation conflict due to separation problems. Score: 2

## DENVER 1 - Morey MS - Address Site Traffic at Multiple Schools

**School Name: Morey MS**

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 126,656      |
| Replacement Value:           | \$34,214,441 |
| Condition Budget:            | \$19,932,889 |
| Total FCI:                   | 58.26%       |
| Energy Budget:               | \$44,330     |
| Suitability Budget:          | \$9,223,300  |
| Total RSLI:                  | 15%          |
| Total CFI:                   | 85.3%        |
| Condition Score: (60%)       | 2.75         |
| Energy Score: (0%)           | 2.21         |
| Suitability Score: (40%)     | 4.00         |
| School Score:                | 3.25         |



**Q#16.2** - Traffic routing has some safety and separation problems. At least one of the bus lanes is missing or has circulation conflict. Score: 3 **Q#17.4** - Traffic routing has numerous safety and separation problems. Most, but not all, of the parent lanes are missing or have circulation conflict due to separation problems. Score: 2



# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DENVER 1 - Oakland ES - Address Site Traffic at Multiple Schools

### School Name: Oakland ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 77,708       |
| Replacement Value:           | \$18,107,947 |
| Condition Budget:            | \$12,228,478 |
| Total FCI:                   | 67.53%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$1,968,100  |
| Total RSLI:                  | 8%           |
| Total CFI:                   | 78.4%        |
| Condition Score: (60%)       | 3.16         |
| Energy Score: (0%)           | 2.21         |
| Suitability Score: (40%)     | 4.55         |
| School Score:                | 3.71         |



**Q#16.2** - Traffic routing is characterized by safety and good separation. Bus lanes are "off-street" and do not conflict with other lanes, or playground, or parking areas. There is adequate bus parking near entrances to the building. Score: 5 **Q#17.4** - Traffic routing has minor safety and separation problems. Minimal conflicts with other lanes or playground, or parking areas. Score: 4

## DENVER 1 - Place Bridge Academy - Address Site Traffic at Multiple Schools

### School Name: Place Bridge Academy

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 167,205      |
| Replacement Value:           | \$45,890,768 |
| Condition Budget:            | \$33,043,387 |
| Total FCI:                   | 72.00%       |
| Energy Budget:               | \$58,522     |
| Suitability Budget:          | \$4,402,400  |
| Total RSLI:                  | 8%           |
| Total CFI:                   | 81.7%        |
| Condition Score: (60%)       | 3.19         |
| Energy Score: (0%)           | 1.83         |
| Suitability Score: (40%)     | 4.61         |
| School Score:                | 3.76         |



**Q#16.2** - Traffic routing has minor safety and separation problems. Minimal conflicts with other lanes or playground, or parking areas. Score: 4 **Q#17.4** - Traffic routing has minor safety and separation problems. Minimal conflicts with other lanes or playground, or parking areas. Score: 4

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DENVER 1 - Trevista ECE-8 at Horace Mann MS - Address Site Traffic at Multiple Schools

**School Name: Trevista ECE-8 at Horace Mann MS**

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 136,614      |
| Replacement Value:           | \$37,289,089 |
| Condition Budget:            | \$28,261,084 |
| Total FCI:                   | 75.79%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$9,245,600  |
| Total RSLI:                  | 2%           |
| Total CFI:                   | 101%         |
| Condition Score: (60%)       | 2.90         |
| Energy Score: (0%)           | 0.83         |
| Suitability Score: (40%)     | 3.91         |
| School Score:                | 3.30         |



**Q#16.2** - Traffic routing has some safety and separation problems. At least one of the bus lanes is missing or has circulation conflict. Score: 3 **Q#17.4** - Traffic routing has some safety and separation problems. At least one of the parent lanes is missing or has circulation conflict. Score: 3

## DENVER 1 - Valdez ES - Address Site Traffic at Multiple Schools

**School Name: Valdez ES**

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 73,818       |
| Replacement Value:           | \$17,434,804 |
| Condition Budget:            | \$10,217,546 |
| Total FCI:                   | 58.60%       |
| Energy Budget:               | \$25,836     |
| Suitability Budget:          | \$5,550,200  |
| Total RSLI:                  | 16%          |
| Total CFI:                   | 90.6%        |
| Condition Score: (60%)       | 2.85         |
| Energy Score: (0%)           | 1.54         |
| Suitability Score: (40%)     | 4.08         |
| School Score:                | 3.34         |



**Q#16.2** - Traffic routing has some safety and separation problems. At least one of the bus lanes is missing or has circulation conflict. Score: 3 **Q#17.4** - Traffic routing has numerous safety and separation problems. Most, but not all, of the parent lanes are missing or have circulation conflict due to separation problems. Score: 2

## DENVER 1 - William (Bill) Roberts K-8 - Address Site Traffic at Multiple Schools

**School Name: William (Bill) Roberts K-8**

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 102,164      |
| Replacement Value:           | \$28,485,238 |
| Condition Budget:            | \$262,707    |
| Total FCI:                   | 0.92%        |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$1,519,700  |
| Total RSLI:                  | 57%          |
| Total CFI:                   | 6.3%         |
| Condition Score: (60%)       | 3.92         |
| Energy Score: (0%)           | 3.08         |
| Suitability Score: (40%)     | 4.78         |
| School Score:                | 4.26         |



**Q#16.2** - Traffic routing is characterized by safety and good separation. Bus lanes are "off-street" and do not conflict with other lanes, or playground, or parking areas. There is adequate bus parking near entrances to the building. Score: 5 **Q#17.4** - Traffic routing is characterized by safety and good separation. Parent service lanes are "off-street" and do not conflict with other lanes, or playground, or parking areas. Score: 5

# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** DENVER 1 **Sort Order #:** 1.9  
**County:** DENVER **Applicant Priority #** 2  
**Project Title:** Address Site Traffic at Multiple Schools

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

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

Currently, Denver Public Schools has 138 educational facilities. The majority of these facilities have either moderate to non-conflicts with parking and circulation. Any issues that have arisen with the parking and circulation at each facility have been resolved through minor staff changes, parent education, or re-working of bus access.

The following is a list of seven (7) schools that have the most critical parking, safety, and circulation conditions. These schools cannot have their parking and circulation issues resolved by minor changes, as listed above, because of the following physical limitations and pose severe student, staff, and parent safety issues.

- Not enough parking for current staff.
- Street access and drop-off are much too narrow to allow for two-way traffic.
- Restrictive access for back-up and turn-around of bus.
- Parent drop-off/pick-up area is combined with bus drop-off/pick-up area.
- Bus congestion requires staging on public right-of-ways.
- Students have to cross traffic to get to school.
- Off-site shuttling of children to facility.
- Loading dock conflict with bus drop-off/pick-up and parking.
- Bicycle storage.
- Confusion and dangerous traffic control issues.

See individual list of school summaries below and identified safety issues listed in order of highest priority to least priority.

### Place Bridge Academy:

Educational programming: A K-8 facility. There are eighteen (18) buses that serve the facility.

Reasons for pursuing a BEST Grant: Dangerous and confusing situation between parents & buses, safety issues, parking availability.

### Valdez Elementary School:

Educational programming: A K-5 facility. There are six (6) buses that serve the facility.

Reasons for pursuing a BEST Grant: Parking availability, traffic congestion hazards, bus drop-off/pick-up location not adequate, loading dock conflict, safety issues.

### Oakland Elementary School:

Educational programming: A 3-5 facility. The school expects to include K-2 grade next year

Reasons for pursuing a BEST Grant: Traffic congestion/confusion, safety issues, parking availability.

### Morey Middle School:

Educational programming: A 6-8 facility. Currently fifteen (15) buses serve the facility.

Reasons for pursuing a BEST Grant: Traffic congestion/confusion, safety issues, parking availability.

### Charles M. Schenck Community School:

Educational programming: A K-5 facility. Currently four (4) buses serve the facility.

Reasons for pursuing a BEST Grant: Traffic congestion/confusion, safety issues, parking availability.

### Trevista Elementary & Middle School at Horace Mann:

Educational programming: A K-8 facility. Seven (7) buses serve the facility.

Reasons for pursuing a BEST Grant: Parking availability, traffic congestion/confusion, safety issues, buses staging in improper



locations.

William Roberts Elementary & Middle School:

Educational programming: Elementary & Middle School serves as a K-8 facility. Five (5) buses serve the facility.

Reasons for pursuing a BEST Grant: Parking availability, traffic congestion hazards, safety issues.

**Issue: Site Work**

**Deficiencies Associated with this Issue:**

Listed in Order of Priority:

Place Bridge Academy - 7125 Cherry Creek Dr. North, Denver, CO 80224  
(K-8 Facility)

Due to the high number of student volume that comes from outside of the school boundaries as depicted in the DPS Master Plan from March 2010, this creates an extreme number of buses, eighteen (18) that serves the student population.

The buses currently stage on public ways to both the south and west of the school. The buses also use the existing main entry parking lot to make a u-turn back into the staging areas. The public ways to the south, west, and to the parking lot in the north are all used as the parent drop-off/pick-up zones across the way from the buses. This makes for confusing and potentially dangerous situations between the parents and buses.

The intersection, to the northwest of the school, has the highest potential for confusion and conflict. At this intersection, some parents and staff are trying to turn right towards the parking lot while buses, at the same intersection, are making left turns to exit towards the west. This places the two traffic patterns in direct opposition to each other potentially setting up for a very hazardous collision area.

There is only one way into the school site which is off Cherry Creek Drive North. The access splits and directs vehicles either to the north or south of the facility.

Because of the high student enrollment, the current parking is not able to accommodate the current staff demands. A Parent Welcome Center providing citizenship and English training has already been added to the site. A new Health Care Facility addition is also in the works. Both of these programs will also need new vehicular access and parking areas to accommodate the expected traffic.

Please refer to the Site Photos of this school in the Supplemental Information for additional clarity of the described deficiencies.

Valdez Elementary School - 2525 West 29th Ave. Denver, CO 80211  
(K-5 Facility)

The school resides on a very compact site within an urban environment. Because of the density of the neighborhood, school traffic is unable to park on the surrounding streets and children cross the streets while traffic is accessing and leaving the site. This creates a dangerous situation.

The school has six (6) busses serving the student population. Four (4) of the buses stage along a chain link fence at the west side of the school in the parking lot. Although the fence aids in keeping cars from children walking along the sidewalk, it unfortunately keeps students from easily accessing the buses in queue position. These four (4) buses come into conflict with parent and teacher vehicles parked within the lot creating a dangerous area of conflict and confusion. Two (2) of the buses stage at the bus drop-off lane along Dunkeld Place to the north of the school. This approach has been fairly successful. The problem is not enough staging space for the other four (4) buses.

Not enough parking available for current staff.

Not enough storage for bicycles.

No parent drop-off/pick-up area separate from loading docks, vehicle parking and busing. There has also been an issue with parents parking at the Recreation Center to the north of the school.

Loading Dock areas conflict with student walkways, bus loading and parking traffic.

Foul balls continually fly over from the adjacent high school baseball field and are damaging vehicles in the parking lot. This issue will be resolved through non-CDE funding, in coordination within the proposed CDE work.

Please refer to the Site Photos of this school in the Supplemental Information for additional clarity of the described deficiencies.

Oakland Elementary School - 4580 Dearborn Denver, CO 80239  
(3-5 Facility, the school expects to add K-2 grade next year)

The parking lot, bus staging, and parent drop-off/pick-up zone resides in the same area. Parents are parking in the staff parking area. There is only one access for staff and parents, and there is not enough area to turn back around. Even though the buses have a separate access, all three utilize the same exit, which is very narrow. The current arrangement does not facilitate the heavy influx of traffic causing confusion, traffic congestion, and it is a kids safety issue.

Not enough parking for current staff. There are more staff members than the available parking spaces. This contributes to the parking and traffic problems of confusion, which is a safety issue for the children.

Congested parent drop-off/pick-up area.

Please refer to the Site Photos of this school in the Supplemental Information for additional clarity of the described deficiencies.

Morey Middle School - 840 E 14th Avenue Denver, CO 80218  
(6-8 Facility)

The current parent drop-off/pick-up zone happens on Emerson Street to the east of the school. When parents drop-off/pick-up, the way becomes too narrow for two-way traffic to pass through with parking on the opposite side.

Please refer to the Site Photos of this school in the Supplemental Information for additional clarity of the described deficiencies.

Charles M. Schenck Community School - 1300 S. Lowell Blvd. Denver, CO 80219  
(K-5 Facility)

Four (4) buses queue along So. Lowell Blvd. to the west of the school adjacent to the main entry. So. Lowell Blvd. is a narrow public way with two-way traffic. When buses are staging, the way becomes too narrow for two-way traffic to pass through. So. Lowell Blvd. is very narrow and does not facilitate two-way traffic causing confusion and traffic congestion in that area. The day care vans park on W. Louisiana Ave which is a very busy street and creates additional hazards.

No defined parent drop-off/pick-up zones. Currently, parents drop off students along the curb adjacent to the school. Some parents will pull into the staff parking lot This makes the situation dangerous and confusing.

Not enough parking for current staff. There are more staff members than the available parking spaces. This contributes to the parking and traffic problems of confusion and safety issues.

Please refer to the Site Photos of this school in the Supplemental Information for additional clarity of the described deficiencies.

Trevista Elementary & Middle School at Horace Mann - 4130 Navajo St. Denver, CO 80211  
(K-8 Facility)

The school has undergone a transformation and received a great influx of students. This has pushed the number of buses serving the school program from three (3) to seven (7).

Seven (7) Buses currently stage along Navajo Street to the west of the school adjacent to the main entry. Navajo Street is a very narrow public way with two-way traffic running in between parking on each side. When buses are staging, the way becomes too narrow for two-way traffic to pass through. Buses also have been staging in front of the fire hydrant to the north end.

Currently the parent drop-off/pick-up zones happen on all roads adjacent to the school grounds.

Not enough available parking for current staff.

Not enough storage area for bicycles.

Please refer to the Site Photos of this school in the Supplemental Information for additional clarity of the described deficiencies.

William Roberts Elementary & Middle School - 2100 Akron Way Denver, CO 80238

(K-8 Facility)

The school was recently constructed only four years ago. However, since its construction, student enrollment patterns have changed drastically and transportation needs have come into conflict between buses and cars.

Currently, the parking lot, parent drop-off/pick-up zone and bus staging areas are all entered and exited from the school property at the same respective vehicular entry and exit points.

The current position of the buses in the bus staging area physically blocks access from those commuting from both the parking lot and the parent drop-off/pick-up zone. The current bus staging also creates a visual barrier for the school staff trying to monitor the student activity between the school and the parent drop-off/pick-up zone and the parking lot.

The current main entry parent drop-off/pick-up zone runs in a clockwise manner adjacent to the bus staging area. Parents are using the loading zone access and trash dumpster areas to the north of the school for shuttling children. The parents are also using the police training facility to the north of the school for parking to shuttle children. This causes confusion and danger to the school's transportation system.

No formal storage area for bicycles. Currently, students store bicycles on walkway attached to fence along north edge of fields. This location is very close to the bus staging lane.

Please refer to the Site Photos of this school in the Supplemental Information for additional clarity of the described deficiencies.

**Proposed Solution to Address the Deficiencies Listed Above:**

Place Bridge Academy - 7125 Cherry Creek Dr. North, Denver, CO 80224

Separate the parent drop-off/pick-up zones from bus staging areas by creating a new parent drop-off/pick-up zone to the southwest corner off the main public way used for bus staging. Run the traffic in the parent drop-off/pick-up zones in a counter-clockwise direction.

Provide a roundabout to the southeast corner to remove buses from entering the existing main entry parking facility.

Provide a roundabout at the dangerous intersection to the northwest where the buses and cars are conflicting. From the northwest roundabout, we would attach a route for another parent drop-off/pick-up zone to the northwest of the school, and provide additional parking to the north for staff and the patrons of the new Welcome Center.

Please refer to Site Plan SK 1 in the Supplemental Information for graphic clarification of the proposed solutions.

Valdez Elementary School - 2525 West 29th Ave. Denver, CO 80211

Extend current two (2) bus queue area on Dunkeld Place and moving current four (4) bus staging to extended queue area away from staff and visitor parking. This will effectively separate the bus staging from the existing parking lot.

Modify the existing four (4) bus staging area to accommodate a new parent drop-off/pick-up zone. Modify the loading dock to have better separation with fences, bollards, paint markings on the pavement, and signage. Remove the bollards that are blocking truck loading access. Direct vehicular traffic around loading dock, and modify lot exit to facilitate safer return to public traffic patterns.

Add bicycle storage to north area of school away from heavy traffic to the south, even though the main entry does reside on the south end.

Provide taller netting structure to the parking lot fence adjacent to baseball field to prevent further vehicle damage from foul balls.

Please refer to Site Plan SK 2 in the Supplemental Information for graphic clarification of the proposed solutions.

Oakland Elementary School - 4580 Dearborn Denver, CO 80239

Add a new entry and exit only for staff. This will separate them from the buses and parent drop-off/pick-up. Provide one access and one exit for buses and parents, and a one way traffic zone heading towards E. 46th Avenue.

Extend the existing parking lot toward Dearborn St. and E. 46th Ave.

Please refer to Site Plan SK 3 in the Supplemental information for graphic clarification of the proposed solutions.

Morey Middle School - 840 E 14th Avenue Denver, CO

Make the section of Emerson Street adjacent to the school between E. 14th Avenue and E. 13th Avenue a one-way traffic zone heading towards the south, and adding new street signage to Emerson St. to facilitate a new parent drop-off/pick-up zone.

Please refer to Site Plan SK 4 in the Supplemental Information for graphic clarification of the proposed solutions.

Charles M. Schenck Community School - 1300 S. Lowell Blvd. Denver, CO 80219

Modify the traffic direct along Lowell Blvd. to a northbound one-way. This will allow adequate clearance for safe parent drop-off and pick-up zones. Stage buses at the southern end of the school to minimize conflict with parent drop-off and pick-up zones.

Expand the parking lot onto the south end "soccer field" by reaching agreement with Denver Parks for permission to use the park at the northwest corner of the intersection.

Please refer to Site Plan SK 5 in the Supplemental Information for graphic clarification of the proposed solutions.

Trevista Elementary & Middle School at Horace Mann - 4130 Navajo St. Denver, CO 80211

Make the section of Navajo Street adjacent to the school between 41st and 42nd Avenues a bus staging area by cutting into the buffer area between the existing sidewalk and street curb adjacent to school on the same section of Navajo Street adjacent to main school entry.

Modify the property, north of the school along 42nd between the existing curb and sidewalk, for a separate parent drop-off/pick-up zone. This will alleviate the bus staging area and parent traffic to the south of the facility.

Add bicycle storage to the west area of the school adjacent to the main office in full view of staff for extra security.

Please refer to Site Plan SK 6 in the Supplemental Information for graphic clarification of the proposed solutions.

William Roberts Elementary & Middle School - 2100 Akron Way Denver, CO 80238

Modify existing parking lot north of school to ease congestion at vehicular access and exit points by providing a new and separate entry along Akron Ct.

Move the bus staging area away from the main entry towards the east allowing for safer pedestrian access from the parking lot and parent drop-off/pick-up. Prevent parent parking in police facility and dumpster corral/loading zone area with signage/paint markings on the pavement at the entry points.

Add bicycle storage to the concrete paved area near the main entry in full view of adjacent school offices and public areas.

Please refer to Site Plan SK 7 in the Supplemental Information for graphic clarification of the proposed solutions.

#### **How Urgent is this Project:**

All schools listed have critical concerns and safety issues. These issues involve traffic issues, congestion, narrow drive approaches, parent drop-off/pick-up, student crossing into traffic areas, loading dock conflicts, off-site of students to the facility, and bus u-turn and back-up, and parking availability for staff and visitors. We have prioritized these school facilities as listed below.

It is urgent that these issues are resolved immediately in order to maintain safety and traffic circulation for the students, and the neighborhood in which the schools are located.

There is a potential for injury and/or property damage due to the dangerous and confusing flow patterns of busing and vehicle traffic.

Place Bridge Academy - 7125 Cherry Creek Dr. North Denver, CO 80224  
(K-8 Facility) - FIRST PRIORITY

Valdez Elementary School - 2525 West 29th Ave. Denver, CO 80211  
(K-5 Facility) – SECOND PRIORITY

Oakland Elementary School - 4580 Dearborn Denver, CO 80239  
(3-5 Facility) – THIRD PRIORITY

Morey Middle School - 840 E 14th Avenue Denver, CO 80218  
(6-8 Facility) – FOURTH PRIORITY

Charles M. Schenck Community School - 1300 S. Lowell Blvd. Denver, CO 80219  
(K-5 Facility) – FIFTH PRIORITY

Trevista Elementary & Middle School at Horace Mann – 4130 Navajo St. Denver, CO 80211  
(K-8 Facility) – SIXTH PRIORITY

William Roberts Elementary & Middle School - 2100 Akron Way Denver, CO 80238  
(K-8 Facility) – SEVENTH PRIORITY

**What is the Cost Associated with this Issue:** \$1,226,892.00

**How Does this Project Conform with the Construction Guidelines:**

The following is a list of non-conforming items at each school that will be changed to conforming by this grant.

Charles M. Schenck Community School - 1300 S. Lowell Blvd. Denver, CO 80219

Create separate bus staging area and parent drop-off/pick-up zone per Construction Guidelines paragraphs 3.18.1&2.



3.18. A site that safely separates pedestrian and vehicular traffic and is laid out with the following criteria:

3.18.1. Physical routes for basic modes (busses, cars, pedestrians, and bicycles) of traffic should be separated as much as possible from each other. If schools are located on busy streets and/or high traffic intersections, coordinate with the applicable municipality or county to provide for adequate signage, traffic lights, and crosswalk signals to assist school traffic in entering the regular traffic flow. This effort should include planning dedicated turn lanes;

3.18.2. When possible, provide a dedicated bus staging and unloading area located away from students, staff, and visitor parking. Curbs at bus and vehicle drop-off and pick-up locations shall be raised a minimum of six inches above the pavement level and be painted yellow. Provide 'Busses Only' and 'No entry Signs' at the ends of the bus loop.

Modify property south end of school for additional parking per Construction Guidelines paragraph 3.18.4.

3.18.4. Solid surfaced staff, student, and visitor parking spaces should be identified at locations near the building entrance and past the student loading area.

Morey Middle School - 840 E 14th Avenue Denver, CO 80218

Create parent drop-off/pick-up zone per Construction Guidelines paragraphs 3.18.1&2.

3.18. A site that safely separates pedestrian and vehicular traffic and is laid out with the following criteria:

3.18.1. Physical routes for basic modes (busses, cars, pedestrians, and bicycles) of traffic should be separated as much as possible from each other. If schools are located on busy streets and/or high traffic intersections, coordinate with the applicable municipality or county to provide for adequate signage, traffic lights, and crosswalk signals to assist school traffic in entering the regular traffic flow. This effort should include planning dedicated turn lanes;

3.18.2. When possible, provide a dedicated bus staging and unloading area located away from students, staff, and visitor parking. Curbs at bus and vehicle drop-off and pick-up locations shall be raised a minimum of six inches above the pavement level and be painted yellow. Provide 'Busses Only' and 'No entry Signs' at the ends of the bus loop.

Oakland Elementary School - 4580 Dearborn Denver, CO 80239

Create separate bus staging area and parent drop-off/pick-up zone per Construction Guidelines paragraphs 3.18.1&2.



3.18. A site that safely separates pedestrian and vehicular traffic and is laid out with the following criteria:



3.18.1. Physical routes for basic modes (busses, cars, pedestrians, and bicycles) of traffic should be separated as much as possible from each other. If schools are located on busy streets and/or high traffic intersections, coordinate with the applicable municipality or county to provide for adequate signage, traffic lights, and crosswalk signals to assist school traffic in entering the regular traffic flow. This effort should include planning dedicated turn lanes;

3.18.2. When possible, provide a dedicated bus staging and unloading area located away from students, staff, and visitor parking. Curbs at bus and vehicle drop-off and pick-up locations shall be raised a minimum of six inches above the pavement level and be painted yellow. Provide 'Busses Only' and 'No entry Signs' at the ends of the bus loop.

Modify property northwest end of school for additional parking per Construction Guidelines paragraph 3.18.4.

3.18.4. Solid surfaced staff, student, and visitor parking spaces should be identified at locations near the building entrance and past the student loading area.

Place Bridge Academy - 7125 Cherry Creek Dr. North Denver, CO 80224

Create separate bus staging area and parent drop-off/pick-up zone per Construction Guidelines paragraphs 3.18.1&2.

3.18. A site that safely separates pedestrian and vehicular traffic and is laid out with the following criteria:

3.18.1. Physical routes for basic modes (busses, cars, pedestrians, and bicycles) of traffic should be separated as much as possible from each other. If schools are located on busy streets and/or high traffic intersections, coordinate with the applicable municipality or county to provide for adequate signage, traffic lights, and crosswalk signals to assist school traffic in entering the regular traffic flow. This effort should include planning dedicated turn lanes;

3.18.2. When possible, provide a dedicated bus staging and unloading area located away from students, staff, and visitor parking. Curbs at bus and vehicle drop-off and pick-up locations shall be raised a minimum of six inches above the pavement level and be painted yellow. Provide 'Busses Only' and 'No entry Signs' at the ends of the bus loop.

Modify property north of school for additional parking and/or Parent drop-off/pick-up zone per Construction Guidelines paragraph 3.18.4.

3.18.4. Solid surfaced staff, student, and visitor parking spaces should be identified at locations near the building entrance and past the student loading area.

Run the parent drop-off/pick-up zone in a counter-clockwise direction per Construction Guidelines paragraph 3.18.3.

3.18.3. Provide an adequate driveway zone for stacking cars on site for parent drop-off/pick-up zones. Drop-off area design should not require backward movement by vehicles and be one-way in a counterclockwise direction where students are loaded and unloaded directly to the curb/sidewalk. Do not load or unload students where they have to cross a vehicle path before entering the building. It is recommended all loading areas have "No Parking" signs posted.

Add bicycle storage to north area of school per Construction Guidelines paragraph 3.18.7.

3.18.7. Facilities should provide for bicycle access and storage.

Trevista Elementary & Middle School at Horace Mann - 4130 Navajo St. Denver, CO 80211

Make the section of Navajo Street, adjacent to the school between 41st and 42nd Avenues, a bus staging area by cutting into the buffer area between sidewalk and street curb, adjacent to school on same section of Navajo Street adjacent to Main School entry, per Construction Guidelines paragraphs 3.18.1&2.

3.18. A site that safely separates pedestrian and vehicular traffic and is laid out with the following criteria:

3.18.1. Physical routes for basic modes (busses, cars, pedestrians, and bicycles) of traffic should be separated as much as possible from each other. If schools are located on busy streets and/or high traffic intersections, coordinate with the applicable municipality or county to provide for adequate signage, traffic lights, and crosswalk signals to assist school traffic in entering the regular traffic flow. This effort should include planning dedicated turn lanes;

3.18.2. When possible, provide a dedicated bus staging and unloading area located away from students, staff, and visitor parking. Curbs at bus and vehicle drop-off and pick-up locations shall be raised a minimum of six inches above the pavement level and be

painted yellow. Provide 'Busses Only' and 'No entry Signs' at the ends of the bus loop.

Modify the property north of the school along 42nd for a separate parent drop-off/pick-up zone per Construction Guidelines paragraph 3.18.4.

3.18.4. Solid surfaced staff, student, and visitor parking spaces should be identified at locations near the building entrance and past the student loading area;

Add bicycle storage to west area of school per Construction Guidelines paragraph 3.18.7.

3.18.7. Facilities should provide for bicycle access and storage.

Valdez Elementary School - 2525 West 29th Ave. Denver, CO 80211

Extend current two (2) bus queue area on Dunkeld Place. Move current four (4) bus staging to extended queue area away from staff and visitor parking per Construction Guidelines paragraphs 3.18.1&2.

3.18. A site that safely separates pedestrian and vehicular traffic and is laid out with the following criteria:

3.18.1. Physical routes for basic modes (busses, cars, pedestrians, and bicycles) of traffic should be separated as much as possible from each other. If schools are located on busy streets and/or high traffic intersections, coordinate with the applicable municipality or county to provide for adequate signage, traffic lights, and crosswalk signals to assist school traffic in entering the regular traffic flow. This effort should include planning dedicated turn lanes;

3.18.2. When possible, provide a dedicated bus staging and unloading area located away from students, staff, and visitor parking. Curbs at bus and vehicle drop-off and pick-up locations shall be raised a minimum of six inches above the pavement level and be painted yellow. Provide 'Busses Only' and 'No entry Signs' at the ends of the bus loop.

Modify existing four (4) bus staging area to accommodate a new parent drop-off/pick-up zone per Construction Guidelines paragraph 3.18.4.

3.18.4. Solid surfaced staff, student, and visitor parking spaces should be identified at locations near the building entrance and past the student loading area;

Create parent drop-off/pick-up zone with a counter-clockwise direction per Construction Guidelines paragraph 3.18.3.

3.18.3. Provide an adequate driveway zone for stacking cars on site for parent drop-off/pick-up zones. Drop-off area design should not require backward movement by vehicles and be one-way in a counterclockwise direction where students are loaded and unloaded directly to the curb/sidewalk. Do not load or unload students where they have to cross a vehicle path before entering the building. It is recommended all loading areas have "No Parking" signs posted.

Add bicycle storage area to north area of school per Construction Guidelines paragraph 3.18.7.

3.18.7. Facilities should provide for bicycle access and storage.

Modify loading dock areas to be safely separated from pedestrian crosswalks with bollards, fencing and/or guardrails and painted areas per Construction Guidelines paragraph 3.18.6.

3.18.6. Building service loading areas and docks should be independent from other traffic and pedestrian crosswalks. If possible, loading areas shall be located away from school pedestrian entries.

Modify adjacent fence to baseball field to prevent vehicle damage from foul balls per Construction Guideline 3.19.6.

3.19.6. Playgrounds shall be protected by adequate fencing from other exposures such as ball fields, where injuries could occur due to flying balls. Play equipment shall be installed pursuant to the manufactures specifications and current industry safety and State of Colorado Insurance pool requirements.

William Roberts Elementary & Middle School - 2100 Akron Way Denver, CO 80238

Modify parking lot north of school to ease congestion at vehicular access and exit points per Construction Guidelines paragraph 3.18.4.

3.18.4. Solid surfaced staff, student, and visitor parking spaces should be identified at locations near the building entrance and past the student loading area.

Move the bus staging area away from the main entry towards the east allowing for safer pedestrian access from the parking lot and parent drop-off/pick-up. Prevent parent parking in police facility and dumpster corral/loading zone area with signage/pavement painting per Construction Guidelines paragraphs 3.18.1&2.

3.18. A site that safely separates pedestrian and vehicular traffic and is laid out with the following criteria:

3.18.1. Physical routes for basic modes (busses, cars, pedestrians, and bicycles) of traffic should be separated as much as possible from each other. If schools are located on busy streets and/or high traffic intersections, coordinate with the applicable municipality or county to provide for adequate signage, traffic lights, and crosswalk signals to assist school traffic in entering the regular traffic flow. This effort should include planning dedicated turn lanes;

3.18.2. When possible, provide a dedicated bus staging and unloading area located away from students, staff, and visitor parking. Curbs at bus and vehicle drop-off and pick-up locations shall be raised a minimum of six inches above the pavement level and be painted yellow. Provide 'Busses Only' and 'No entry Signs' at the ends of the bus loop.

Add bicycle storage to the concrete paved area near the main entry in full view of adjacent school offices and public areas per Construction Guidelines paragraph 3.18.7.

3.18.7. Facilities should provide for bicycle access and storage.

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

Plan for Maintaining the Projects Once Completed:

DPS has an established district-wide Preventive Maintenance plan. This plan includes dedicated trained personnel assigned to review building systems on a regular basis.

District-wide basic maintenance programs are on-going throughout the District on a case-by-case basis which keeps up on maintenance such as repairing general damage and deterioration, i.e. concrete and/or asphalt paving, curb & gutter patch and repair, snow removal, re-stripping of parking lines, arrows, and traffic flow markings, re-painting of curb site parking and student drop-off areas with appropriate colors per district standards, and exterior light fixtures. Periodic checks of the above items are performed by individual building Facility Managers.

The District also operates an after-hours central call center for demand and emergency calls manned 24/7.

How the life of the projects will be maintained:

The District's preventive maintenance program tracks the life and deterioration of a particular school building area; each asset is assigned a useful life and the asset is monitored through scheduled site visits by the preventive maintenance teams. Maintenance care programs are in place to be able to update the assets' condition as appropriate based on the condition recorded during the scheduled site visits.

How an appropriate amount of funding will be budgeted for maintenance and replacement:

A maintenance budget is set aside yearly to cover on-going maintenance and upkeep.

All components in the District are identified as assets. This includes the facility itself, as well as items within the facility or on the facility's site. It includes all infrastructure, such as, but not limited to, boilers, roofs, windows, sidewalks, parking lots, play equipment, carpeting, lighting, ventilation systems, etc.

The District's maintenance funds are a part of the Capital Reserve Funding, which is allotted throughout the District based on repair or replacement of highly critical identified deficiencies, which may cover all aspects of a facility depending on which deficiencies have been identified. A set amount of funds are set aside for the Preventive Maintenance program, which helps maintain facilities in operating condition.

#### **If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time, Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

When the existing school facilities were originally designed, they were to accommodate students either walking to school or being bused. Under the current conditions, most students now are either dropped-off or picked-up by parent vehicular traffic, and the original parking circulation design does not accommodate for this change. Also, there has been a general increase in student

population, which adds additional parent and bus traffic.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

NA

**CDE Comments:**

THE DISTRICT NOTIFIED STAFF OF THE PROJECT LATE IN THE APPLICATION PROCESS. HOWEVER STAFF HAS HAD NUMEREOUS CONVERSATIONS WITH THE DISTRICT REGARDING THE GRANT AND ALSO THE PROCESS.

|  |                    |                                     |  |
|--|--------------------|-------------------------------------|--|
| <b>Funded FTE Count:</b>                                       | 69,564.00          | <b>Bonded Debt Approved:</b>        | \$764,800,000.00                         |
| <b>Assessed Valuation:</b>                                     | 11165147081        | <b>Year Bond Election Passed:</b>   | 03,08                                    |
| <b>PPAV:</b>   | \$160,503.00       | <b>Bonded Debt Failed:</b>          |  |
| <b>Bonded Debt:</b>  | \$768,396,601.00   | <b>Year Bond Election Failed:</b>   |  |
| <b>Total Bonding Capacity:</b>                                 | \$233,029,416.00   | <b>2010 Bond Election Results:</b>  | NA                                       |
| <b>% of Bonding Capacity Used:</b>                             | 34.00%             | <b>Median Household Income:</b>     | \$24,101.00                              |
| <b>Bond Capacity Remaining:</b>                                | \$1,464,632,815.00 | <b>Free or Reduced Lunch %:</b>     | 71.56%                                   |
| <b>Existing Bond Mill Levy:</b>                                | 6.35               | <b>State Financial Watch:</b>       | No                                       |
| <b>Who Owns the Facility:</b>                                  | District           | <b>Charter School Fund Balance:</b> | NA                                       |
| <b>If it's a 3rd Party Explain:</b>                            |                    | <b>Charter Authorizer Letter:</b>   | No                                       |
|  |                    | <b>Charter 3 Month Notice:</b>      | No                                       |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No                 | <b>Charter Chartered for 5 Yrs:</b> | No                                       |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                    | <b>Year Built:</b>                  | 1958, 1921, 1984, 1971, 1931, 1974, 2006 |

NA

|                                    |  |                                    |                        |
|------------------------------------|--|------------------------------------|------------------------|
| <b>Current Grant Request:</b>      | \$742,270.00   | <b>Affected Sq Ft:</b>             | 119,600.00             |
| <b>Current Applicant Match:</b>    | \$607,311.00   | <b>Master Plan Completed:</b>      | Yes                    |
| <b>Current Total Project Cost:</b> | \$1,349,581.00   | <b>CDE Minimum Match %:</b>        | 45                     |
| <b>Previous Grant Awards:</b>      | 0  | <b>Actual Match % Provided:</b>    | 45                     |
| <b>Previous Matches:</b>           | 0  | <b>Was a Waiver Required:</b>      | N/A                    |
| <b>Future Grant Requests:</b>      | 0  | <b>Stautory Waiver:</b>            |                        |
| <b>Future Matches:</b>             | 0  | <b>FCI:</b>                        | 55.09%                 |
| <b>Total for all Phases:</b>       | \$1,226,892.00   | <b>CFI:</b>                        | 75.89%                 |
| <b>Cost Per Pupil:</b>             | \$259.00   | <b>Inflation:</b>                  | 3                      |
| <b>Cost Per Sq Ft:</b>             | \$10.00  | <b>Historical Significance:</b>    | Yes-Deemed Significant |
| <b>Red Flags for Discussion:</b>   | Min. communication w/staff   | <b>Does this Qualify For HPCP:</b> | Not Required           |
| <b>Red Flags Explain:</b>          | THE DISTRICT NOTIFIED STAFF OF THE PROJECT LATE IN THE APPLICATION PROCESS. HOWEVER STAFF HAS HAD NUMEREOUS CONVERSATIONS WITH THE DISTRICT REGARDING TH E GRANT AND ALSO THE PROCESS. |                                    |                        |

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## LEWIS-PALMER 38 - Lewis-Palmer MS - MS Interior Door Locks Replacement

### School Name: Lewis-Palmer MS

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 117,265      |
| Replacement Value:           | \$31,077,173 |
| Condition Budget:            | \$8,223,606  |
| Total FCI:                   | 26.46%       |
| Energy Budget:               | \$41,043     |
| Suitability Budget:          | \$3,158,900  |
| Total RSLI:                  | 21%          |
| Total CFI:                   | 36.8%        |
| Condition Score: (60%)       | 3.17         |
| Energy Score: (0%)           | 2.31         |
| Suitability Score: (40%)     | 3.83         |
| School Score:                | 3.43         |



**Q#164** - Interior doors frames and glazing are in poor condition with some components deteriorated and damaged. Score: 2



# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** LEWIS-PALMER 38

**Sort Order #:** 1.9

**County:** EL PASO

**Applicant Priority #** 2

**Project Title:** MS Interior Door Locks Replacement

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

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

Lewis Palmer School District (LPSD) is requesting a BEST Capital Construction Assistance grant in order to replace interior door locks at Lewis Palmer Middle School (LPMS). The current locksets are inadequate and do not allow for quick and safe lockdowns. Doors can only be locked from the outside and not from within classrooms, offices and work areas. The safety of students and staff is compromised, as they must put themselves in the line of site and into a possible dangerous situation to achieve lockdown. Violent crime has increased within our community in the past 8 months. The location of the facility in proximity to the incidents has increased the need for this project to be completed.

The lock replacement project has been in the LPSD maintenance plan for an extended period of time however; this project has not been funded due to other health and safety projects that have ranked higher. There are not adequate funds allocated for this project to complete it at this time though, LPSD is able to provide the full match for this project. Other high ranking health and safety projects within LPSD prevent us from funding the total cost of this project. Funding this project, would cause higher ranked health and safety projects to drop in priority causing a more significant backlog which is thus, cost prohibitive.

LPMS is the only middle school in LPSD. LPMS is one of our largest facilities with one of the largest staff and student populations; LPMS currently serves 837 7th and 8th grade students and 80 staff members. This building is one of the few facilities in our district that can accommodate this large population. This facility will remain a viable and integral facility within the LPSD Master Plan regardless of reconfiguration or district restructuring. Any improvements made to the facility will benefit students and staff for years to come.

The LPMS facility and maintenance projects are all incorporated into the LPSD maintenance detail system and in School Dude software. All District maintenance and repairs are planned, scheduled, budgeted and tracked in the School Dude software program and in LPSD maintenance detail system. The Operations Advisory Committee, a volunteer group of community constituents with expertise in fields such as budgeting and engineering oversees the maintenance and repair details for all LPSD facilities. Additionally, the Chief Financial Officer/ Assistant Superintendent of Operations supervises the LPSD maintenance plan to ensure a comprehensive system for all district projects and facilities. This process will be adhered to for the lock replacement project.

### Issue: Security

#### Deficiencies Associated with this Issue:

The locksets at Lewis Palmer Middle School (LPMS) are inadequate and ineffective. The current locksets do not allow for quick and easy lock down in emergency situations. The safety of the students and staff is directly impacted. The current locksets require staff members to lock down from the outside of the door. The design of the lockset does not allow for doors to be locked from the inside. Staff members must step out into a hallway or open area to lock doors putting them in the line of site during a potentially dangerous situation. The students within the room are vulnerable, as doors remain open during lockdown process, allowing for access from an intruder or other outside variable. Student and staff safety is highly compromised due to the current lock systems.

An additional concern is having multiple master keys creating confusion and delay in an emergency. A single master key system would guarantee faster lockdowns and more adequate protection for individuals in the building.

LPMS is located on a main thoroughfare within our community and is less than 1/8 of a mile from Interstate 25. LPMS property directly borders the Interstate 25 frontage road. There is a semi/truck weigh station less than 1/10 of a mile from the facility. There are no major barriers between Interstate 25 or weigh station and the rear of the facility. There is a drainage tunnel adjacent to the weigh station and Interstate 25 which backs directly to the LPMS property line. It has a history of being a gathering place for the homeless and is also a well known drug deal location. There is minimal visibility from the interior of LPMS should the facility be approached on foot from the rear, side or in direction of the tunnel or Interstate 25.

There are no bollards, fences or barricades around the perimeter of the building discouraging forced entry by vehicle.

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

Replacement of all interior locksets on classrooms, offices, work areas and common areas, which are currently keyed is the desired solution. Current locks will be replaced with high security, commercial grade locksets. New locksets will lock from within and will ensure a comprehensive locking system throughout Lewis Palmer Middle School.

The recommended replacement lock system is a one key master system with side bit milling along the key blade. The replacement system is categorized as meeting high security and commercial grade requirements. The locking system prevents key duplication without signature verification. The integrity of the overall system and the master key is thus, preserved. Locksets will be pick, drill and bump resistant. Standard keys do not fit in the lockset cylinders. This type of key system is recommended for enhancing safety and security in a simple and cost effective manner in such facilities as schools.

Replacing the current key systems with this type of system will provide a safer environment for students, staff members and visitors of LPMS.

It has been determined by a lock consultant that the existing doors will remain and be useable following lock replacement. Any unforeseen damage to doors will be evaluated upon completion of lock replacement project. LPSD does not anticipate this occurring however, should doors become damaged during the replacement, and they may have to be replaced.

#### **How Urgent is this Project:**

The locksets at Lewis Palmer Middle School need to be replaced as soon as possible. The facility houses 837 students and 80 staff members and is an evacuation site for two additional LPSD schools. LPMS is a designated reunification site for LPSD. The vulnerable location, number of staff and students paired with the increase in crime, drug trafficking etc. indicate that locks should be replaced quickly. The current system slows the lockdown process and requires staff to become visible in order to achieve lockdown. As noted, the staff member must exit a room and lock the door from the outside. Interior doors do not lock from within.

Crime within the community as well as school incidents have increased greatly in the recent future making it imperative to correct the deficiency as soon as reasonably possible.

Lock replacement at LPMS is on the high priority detail list and will remain categorized as high priority until completion of the project. LPSD does not have funds to complete the lockset project due to budget cuts and backlog of projects district wide. The inability to complete the project in its entirety is directly related to current budget constraints.

The lock replacement project has been in the LPSD maintenance plan for an extended period of time however; this project has not been funded due to other health and safety projects that have ranked higher within our district. The unusual spike in violent crime in our community has increased the urgency in completing this project. There are not adequate funds allocated for this project to complete it at this time. LPSD and our local law enforcement partners agree this project should be completed with urgency in mind. This urgency is magnified as several of the violent incidents have been in very close proximity to LPMS (within 2 miles). Those incidents include; a stabbing and fleeing of the suspect, a homicide of student, a homicide of an employee at a local business and a domestic disturbance resulting in a hostage situation.

LPSD is able to provide the full match for this project. Other higher ranking health and safety projects within LPSD prevent us from funding the total cost of this project. Funding this project, would cause higher ranked health and safety projects to drop in priority causing a more significant backlog which is thus, cost prohibitive.

☒

LPSD current reserves are \$5.6 million. After subtracting 1.3M for TABOR, 1.3M catastrophic contingency required by the LPSD BOE and contractual obligations in the amount of approx. 1M, this leaves approximately 1.9M in spendable reserves. This money has been allocated by the LPSD BOE to offset state budget cuts for the 11/12 and 12/13 school year. LPSD has asked for local funding three times in the past five years. All three ballot issues have failed. We are currently on the State Auditor's list for spending down reserves too quickly. Our current debt capacity is \$8,948,465.

**What is the Cost Associated with this Issue:** \$91,005.29

#### **How Does this Project Conform with the Construction Guidelines:**

Guidelines include; 1.2.1 Health and Safety issues including security needs and all applicable health, safety and environmental code and standards as required by state and federal law.

The interior locksets at Lewis Palmer Middle School are in non-conformance with Section 3 of the Capital Construction Assistance Public School Facility Guidelines. The specific guidelines under Section 3 include; Promote safe and healthy facilities that protect all building occupants against life safety and health threats, are in conformance will all applicable Local, State and Federal codes, laws and regulations and proved accessible facilities for the handicapped and disabled as follows.

Additionally, the condition of the interior doors is also addressed in Section 3.9; Secured facilities including a main entrance and signage directing visitors to the main entrance door. The main entrance walking traffic should flow past the main office area and be visibly monitored from the office either directly or via a video camera system. All other exterior entrances shall be locked and have controlled access. Interior classroom doors shall have locking hardware for lock downs and may have door sidelights or door vision glass that allow line of sight into the corridors during emergencies.

**How Does the Applicant Plan to Maintain this Project if it is Awarded:**

LPSD Facilities and Maintenance department will maintain the locks. Facilities and Maintenance as well as the custodial staff will perform regular scheduled checks, as will the LPMS staff to ensure proper function. Labor costs for routine checks of locks are predicted, budgeted and entered into the LPSD School Dude software to ensure sufficient funds for the project. LPSD School Dude Software automatically generates work orders, as needed, for lock maintenance.

The life expectancy of new locks is 40 years. Upon replacement of the locks, price of future replacement including inflation is calculated via the Maintenance Detail/Renewal Plan component of LPSD School Dude Software.

LPSD uses School Dude software to track, prescribe and plan maintenance for all buildings and systems. Life expectancy, function, budget, repairs and maintenance are all tracked district wide as well as by individual school and additionally by the Assistant Superintendent of Schools. The School Dude software tool spans multiple years therefore, funds for locks will be allocated through their lifetime.

An independent, Operations Advisory Committee monitors maintenance, facilities and construction. They will monitor all major projects including maintenance and repairs. This volunteer committee is made up of engineers, architects as well as financial planners who are interested in ensuring the proper care and maintenance of district facilities.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time, Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

LPMS is in poor condition, as this facility has numerous health and safety issues including the inability to lock down interior doors quickly and safely as well as the lack of a high grade lock set system with a single master key.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

N/A

**CDE Comments:**

|  |                 |                                     |                 |
|--|-----------------|-------------------------------------|-----------------|
| <b>Funded FTE Count:</b>                                       | 5,817.00        | <b>Bonded Debt Approved:</b>        | \$57,000,000.00 |
| <b>Assessed Valuation:</b>                                     | 464087230       | <b>Year Bond Election Passed:</b>   | 06              |
| <b>PPAV:</b>   | \$79,781.00     | <b>Bonded Debt Failed:</b>          | \$63,295,000.00 |
| <b>Bonded Debt:</b>  | \$83,449,967.00 | <b>Year Bond Election Failed:</b>   | 04,04           |
| <b>Total Bonding Capacity:</b>                                 | \$92,817,446.00 | <b>2010 Bond Election Results:</b>  | NA              |
| <b>% of Bonding Capacity Used:</b>                             | 90.00%          | <b>Median Household Income:</b>     | \$33,575.00     |
| <b>Bond Capacity Remaining:</b>                                | \$9,367,479.00  | <b>Free or Reduced Lunch %:</b>     | 8.62%           |
| <b>Existing Bond Mill Levy:</b>                                | 16.18           | <b>State Financial Watch:</b>       | No              |
| <b>Who Owns the Facility:</b>                                  | District        | <b>Charter School Fund Balance:</b> | NA              |
| <b>If it's a 3rd Party Explain:</b>                            |                 | <b>Charter Authorizer Letter:</b>   | No              |
|  |                 | <b>Charter 3 Month Notice:</b>      | No              |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No              | <b>Charter Chartered for 5 Yrs:</b> | No              |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                 | <b>Year Built:</b>                  | 1995            |

N/A

|                                    |                     |                                    |              |
|------------------------------------|---------------------|------------------------------------|--------------|
| <b>Current Grant Request:</b>      | <b>\$45,542.70</b>  | <b>Affected Sq Ft:</b>             | 117,265.00   |
| <b>Current Applicant Match:</b>    | <b>\$55,663.30</b>  | <b>Master Plan Completed:</b>      | Yes          |
| <b>Current Total Project Cost:</b> | <b>\$101,206.00</b> | <b>CDE Minimum Match %:</b>        | 55           |
| <b>Previous Grant Awards:</b>      | 0                   | <b>Actual Match % Provided:</b>    | 55           |
| <b>Previous Matches:</b>           | 0                   | <b>Was a Waiver Required:</b>      | N/A          |
| <b>Future Grant Requests:</b>      | 0                   | <b>Stautory Waiver:</b>            |              |
| <b>Future Matches:</b>             | 0                   | <b>FCI:</b>                        | 26.46%       |
| <b>Total for all Phases:</b>       | <b>\$92,005.00</b>  | <b>CFI:</b>                        | 36.80%       |
| <b>Cost Per Pupil:</b>             | <b>\$10.00</b>      | <b>Inflation:</b>                  | 10           |
| <b>Cost Per Sq Ft:</b>             | <b>\$0.00</b>       | <b>Historical Significance:</b>    | NA           |
| <b>Red Flags for Discussion:</b>   | None                | <b>Does this Qualify For HPCP:</b> | Not Required |
| <b>Red Flags Explain:</b>          |                     |                                    |              |

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## COTOPAXI RE-3 - Cotopaxi ES/Jr/Sr HS - Plaza Reconstruction at PK-12 School

### School Name: Cotopaxi ES/Jr/Sr HS

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 3            |
| All or Portion built by WPA: | Yes          |
| Gross Area (SF):             | 78,393       |
| Replacement Value:           | \$21,518,128 |
| Condition Budget:            | \$10,317,981 |
| Total FCI:                   | 47.95%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$8,340,800  |
| Total RSLI:                  | 18%          |
| Total CFI:                   | 86.7%        |
| Condition Score: (60%)       | 2.57         |
| Energy Score: (0%)           | 2.81         |
| Suitability Score: (40%)     | 2.75         |
| School Score:                | 2.64         |



**Q#34** - Yes the water mostly drains away from the building. Score: 3 **Q#101.1** - No heaving or cracking is visible. Score: 3



# CDE BEST FY11-12 Grant Application Summaries

|   |                                      |   |   |
|---|--------------------------------------|---|---|
| <b>Applicant Name:</b>                      | COTOPAXI RE-3                        | <b>Sort Order #:</b>                                  | 1.9   |
| <b>County:</b>                              | FREMONT                              | <b>Applicant Priority #</b>                           | 1   |
| <b>Project Title:</b>                       | Plaza Reconstruction at PK-12 School |   |   |
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fire Alarm  | <input type="checkbox"/> Roof                         | <input type="checkbox"/> Water Systems      |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting    | <input type="checkbox"/> School Replacement           | <input type="checkbox"/> Window Replacement |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA         | <input type="checkbox"/> Security                     | <input type="checkbox"/> New School         |
| <input type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> HVAC        | <input checked="" type="checkbox"/> Facility Sitework | <input type="checkbox"/> LandPurchase       |
| <input type="checkbox"/> Energy Savings     | <input type="checkbox"/> Renovation  | <input type="checkbox"/> Project Other Explain:       | Prevention of future structural damage.     |

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

The Cotopaxi School District RE-3 offers public education for students in grades Pre-K - 12. The district's enrollment for 2009-10 was 114 students in the elementary school and 110 students in the junior/senior high school. 91.5% of students were White and 8% were Hispanic. There are 22 full time teachers, giving the school a teacher/student ratio of 9.8. Overall academic performance during the 2009-10 school year varied. The school district received 63.9% of the total points eligible in academic achievement, and 58.3% of the total points eligible in academic growth. During the 2008-09 year, the school district scored above the state average in 20 of 27 categories, and above the state average in all grades in reading.

Students participate in a number of programs, including Band, Baseball, Boys' and Girls' Basketball, Chorus, Drama, Football, Knowledge Bowl, National Honor Society, Newspaper, Student Council, Boys' and Girls' Track, Volleyball, and Yearbook. The High School's Knowledge Bowl competed in last year's state Knowledge Bowl Competition.

The 45 acre campus includes one- and two-story buildings totaling approximately 78,393 sf, with the first building (the west half of the Cafeteria building) built in 1925. The most recent building was one to the north for high school Classrooms and a Gymnasium. The CDE assessment completed in July, 2010, noted a total replacement value of \$20,379,263, and a condition budget of \$9,505,409, resulting in a facility condition index of 46.64%. The suitability budget is \$8,340,800. The campus also includes accessory buildings, athletic fields, and play areas. The service life of almost all existing conditions is 0%, including site improvements. Site areas recommended for improvement over the next 2-5 years included (with criteria task number): a main entry that is easier to find (18.60), improved visibility of areas between buildings (125.20), improved landscaping (site deficiency G2050), improved foundation walls of the Cafeteria building that are crumbling with a questionable life expectancy (building condition deficiency A2020), improved conditions for drainage problems west of the Cafeteria building, which allows water seepage through the existing basement walls (building condition deficiency A1030), and replacement of existing stairs to meet code (building condition deficiency C2010). This information from the assessment serves as the basis for the grant application.

The spaces between buildings on campus create limited visibility and storm water drainage problems. The exterior plaza, or commons, between the main school and Cafeteria building serves as the school's main entrance, but is not easily identified by visitors, nor is it inviting for people as a the primary entrance. This exterior space should welcome students, teachers, staff, and visitors, but its concrete surface is not popular and the plaza is empty most of the time.

Standing water has visibly deteriorated the concrete pavement, creating hazardous and unsafe conditions when water turns to ice. As the water has collected in low areas over the years, it has damaged the concrete paving. Water has penetrated the damaged paving and has caused visible damage to the foundation walls of the Cafeteria building. Since 1991, the Fremont County Public Health Department has cited the interior surface of these walls as being damaged and in disrepair. In 2003, FRP panels were added by the school district to maintain the proper sanitary conditions.

### Issue: Site Work

#### Deficiencies Associated with this Issue:

The assessment report completed in July, 2010, identified the current and potential future damage of the 1925 Cafeteria building due to inadequate drainage of the exterior plaza immediately to the west. Item A1030 of the building deficiency condition budget narrative for the Cafeteria building indicated that repair of the building's foundation was critical. However, prior to these repairs, the source of the damage must first be addressed, which is the focus of this grant request. The assessment stated, "Drainage problems have eaten away at the concrete and allows for seepage through the existing basement walls. It is also a health and safety problem when ice/snow accumulate." Without immediate reconstruction, the Cafeteria building's foundation walls are in danger of failing, causing extensive damage to the building.

The condition of the concrete plaza is poor and must be reconstructed in order to protect the safety of those who use it. Without the necessary repairs, future damage to the Cafeteria building cannot be prevented. The existing drainage for storm water is inadequate as water tends to pond in areas where the concrete paving has been damaged, particularly near the Cafeteria building on the east side of the plaza. Visible damage at areas of standing water is so extensive that water finds its way below ground, damaging the existing walls of the school's Kitchen. Water from rain and snow should be directed away from the paths of people, including water from downspouts within the plaza. Improvements will include sub-grade piping to collect water below grade to the storm sewer line along County Road 12 to the east.

An existing concrete stair on the south side of the plaza is also in need of replacement. This stair is used by students and staff daily throughout the school year, but the stair and railings do not meet code, and snow and ice regularly collect on the steps. The school building to the south casts a shadow for the stairs, which is in shade for most of the winter months. As snow melts and turns to ice, these treads and risers become very dangerous.

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

Improvements to the exterior plaza are necessary to improve storm water drainage, prevent future damage to the concrete paving, help direct people to the school's main entrance, create an inviting space for students and staff, and most importantly, stop further damage to the Cafeteria building's foundation. Proposed improvements include the removal of the existing pavement, the addition of new concrete paving, new sub-grade piping to direct storm water to County Road 12 to the east, plant material to create a pleasing outdoor area with shade, and site furnishings. An improved plaza will also draw visitors to the main school entrance, and create a pleasing outdoor space for teaching and relaxation. With more people spending time in the plaza area, visual control of this space is achieved.

The existing concrete stairs and railings at the south side of the plaza will be replaced and a protective cover will be added. This cover will prevent the accumulation of snow and ice on the stairs, which has created dangerous conditions.

#### **How Urgent is this Project:**

Due to the ongoing maintenance and damage, this project must be put into place immediately. The CDE Assessment indicated that the original foundation walls (built in 1925) are crumbling and the foundation's life expectancy is questionable. Per the attached schedule, and after the grant has been approved and awarded, the design team is scheduled to begin in December, 2011, construction is scheduled to begin in May, 2012, and construction is scheduled to be complete in August, 2012.

**What is the Cost Associated with this Issue:** \$ 106,530

#### **How Does this Project Conform with the Construction Guidelines:**

This scope of work conforms with the Public Schools Construction Guidelines as follows:

- The reconstruction will improve health, safety, security, and safety needs. (1.2.1)
- Public school facility accessibility will be improved. (1.2.7)
- Sound building structural systems will be improved. (3.1)
- The intent of a weather-tight surface that drains water positively off its surface will be achieved at the plaza. (3.2)
- Facilities that direct visitors to the main entrance will have improved security. (3.9)
- Improvements will be provided to improve sanitary school and food preparation facilities. (3.13, 3.14)
- Well maintained sidewalks and a designated safe path leading to the school entrance will be provided. (3.18.5)
- Landscaping will be provided that optimize drought tolerant trees and plantings. (5.1.20)

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

In addition to the improved surface drainage of the plaza per this reconstruction, regular maintenance to remove snow and ice during the winter months will maximize the life of the project. Ongoing funding through budgeted maintenance costs and capital reserves will preserve this scope of work for many years to come. The anticipated expected service life for these improvements is 50 years.

#### **If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time, Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

The exterior plaza is currently in poor condition and permits storm water below grade which is damaging the building's existing foundation nearby. While it is not clear when the exterior plaza was originally built (probably in 1925), its poor condition indicates an immediate reconstruction is necessary.

#### **What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

NA

#### **CDE Comments:**

THIS PROJECT HAS BEEN APPLIED FOR IN THE PAST AND NOT AWARDED.

**Funded FTE Count:** 185.00  
**Assessed Valuation:** 57231393  
**PPAV:** \$309,192.00  
**Bonded Debt:** \$640,000.00  
**Total Bonding Capacity:** \$11,446,279.00  
**% of Bonding Capacity Used:** 6.00%  
**Bond Capacity Remaining:** \$10,806,279.00  
**Existing Bond Mill Levy:** 1.92  
**Who Owns the Facility:** District  
**If it's a 3rd Party Explain:**  
 N/A  
**Is the Facility in a Lease Purchase Agreement:** No  
**If a Charter School, Where will the Facility Revert To:**

N/A

**Current Grant Request:** \$46,873.20  
**Current Applicant Match:** \$70,309.80  
**Current Total Project Cost:** \$117,183.00  
**Previous Grant Awards:** 0  
**Previous Matches:** 0  
**Future Grant Requests:** 0  
**Future Matches:** 0  
**Total for all Phases:** \$106,530.00  
**Cost Per Pupil:** \$475.00  
**Cost Per Sq Ft:** \$17.00  
**Red Flags for Discussion:** None  
**Red Flags Explain:**

**Bonded Debt Approved:**  
**Year Bond Election Passed:**  
**Bonded Debt Failed:**  
**Year Bond Election Failed:**  
**2010 Bond Election Results:** NA  
**Median Household Income:** \$18,924.00  
**Free or Reduced Lunch %:** 54.37%  
**State Financial Watch:** No  
**Charter School Fund Balance:** NA  
**Charter Authorizer Letter:** No  
**Charter 3 Month Notice:** No  
**Charter Chartered for 5 Yrs:** No  
**Year Built:** 1925

**Affected Sq Ft:** 5,970.00  
**Master Plan Completed:** No  
**CDE Minimum Match %:** 60  
**Actual Match % Provided:** 60  
**Was a Waiver Required:** N/A  
**Stautory Waiver:**  
**FCI:** 47.95%  
**CFI:** 86.70%  
**Inflation:** 3  
**Historical Significance:** NA  
**Does this Qualify For HPCP:** Not Required

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## Compass Montessori - Wheat Ridge Charter - 3-6 School Addition

### School Name: Compass Montessori - Wheat Ridge Charter

|                              |             |
|------------------------------|-------------|
| Number of Buildings:         | 1           |
| All or Portion built by WPA: | No          |
| Gross Area (SF):             | 20,267      |
| Replacement Value:           | \$4,311,895 |
| Condition Budget:            | \$898,125   |
| Total FCI:                   | 20.83%      |
| Energy Budget:               | \$0         |
| Suitability Budget:          | \$2,468,200 |
| Total RSLI:                  | 33%         |
| Total CFI:                   | 78.1%       |
| Condition Score: (60%)       | 3.38        |
| Energy Score: (0%)           | 2.98        |
| Suitability Score: (40%)     | 3.05        |
| School Score:                | 3.25        |



# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** COMPASS MONTESSORI - WHEAT RIDGE CHARTER SCHOOL

**Sort Order #:** 1.9

**County:** JEFFERSON

**Applicant Priority #** 1

**Project Title:** 3-6 School Addition

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

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

Why is Compass Montessori Wheat Ridge Applying for a BEST Grant?

Compass Montessori-Wheat Ridge is applying for a BEST grant to address safety and security issues as well as overcrowding concerns at its current facility. We are 273, pre-K through sixth grade, students in 20,267 square feet of building space and 12,300 square feet of backyard space. Our educational programming starts at age 3 and stops in the sixth grade. The Montessori model requires three grade levels in one classroom, thus students stay in one classroom for three years.

Compass Montessori- Wheat Ridge needs to expand. Traffic on busy W. 44th Avenue, and safety hazards for preschoolers at the daily car line warrant action. A building addition will ensure our youngest children and their parents can safely walk into their own main entrance without worrying about crossing the elementary car line.

Our spaces are overcrowded. Our small cafeteria also serves as a gym, meeting space and auditorium. Our library and art room share a temporary building. The 200 square foot staff room hosts administrative spaces for seven staff, a copier, a small table for staff to eat lunch, keyboarding classes for elementary students and a bench behind a partition for students who are sick or injured. We currently have students working and having class in the corridors.

Compass Wheat Ridge also needs work done to its existing facility. A PA system to convey emergency communications will be installed into both the existing and new facility next year. Drainage issues in the preschool play space will be addressed as a part of the capital project. There is ice on about a third of the preschool play space well into the spring months. There are now 90 children using a space that is approximately 2300 square feet. The ice patches reduce the usable space to about 1600 square feet.

Technology is also a focus for the Compass Wheat Ridge campus. We have an aging server and a set of network switches that are at capacity and at the end of their useful lives. The building's design, originally a farmer's market, impacts wireless connectivity and staff cell phone use throughout the building. A BEST grant and supporting funding will make it possible to maintain our basic internet capabilities for administrative staff and students.

### Issue: Security

#### Deficiencies Associated with this Issue:

There is no adequate way to communicate with all the staff about emergencies. We have a phone system that is supposed to provide this capability, but adults in the building report that they cannot hear the messages that come through them. We currently have a staff member walking from room to room to communicate emergencies such as weather alerts and lock down status.

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

We will install a PA system in the existing building and the new addition so that warning signals can be communicated effectively. The installation will happen in two phases. The existing building's installation will begin in August of 2011 and the new facility's PA installation will happen in June 2012.

#### How Urgent is this Project:

Parents and staff have long been concerned about emergency communications. A staff person moving from room to room to is not the most timely way to communicate an emergency situation. It can also pose a danger to the staff person in that role. Please see the attached detailed project budget summary for clarification on the costs for the existing building and the proposed site.

**What is the Cost Associated with this Issue:** \$43,901

**Issue:** Addition

**Deficiencies Associated with this Issue:**

The current facility has a main entrance that is not adequate for the types and amounts of traffic moving through it. We have a car line that threads through parking spaces on either side of the lot. Preschool parents and their children park and walk in to the building. They need to cross the drop off and pick up line in order to reach the building or their cars when leaving. Teachers escort preschool students one-by-one to their parents at pick-up and the process takes a lot of supervision and organization. The Wheat Ridge police department has also issued fine warnings for when the car line has been backed up onto W. 44th Avenue in Wheat Ridge.

There is no dedicated clinic space in the school. When a child is sick or injured, they go to the office to see the school's administrative staff. There is a closet with medical supplies in the staff's lunch room and a bench behind a partition which is visible from the main entrance. On any given day one can find two or more students sharing the bench to rest before they get picked up their parents. Students who are bleeding or vomiting also come to this space. The lack of dedicated medical treatment space is not private enough for the students, and it promotes the spread of bacteria and viruses in the rest of the population.

All the educational spaces are overcrowded and the outdoor field has been permanently compacted by the number of students using it. The cafeteria, gym and auditorium are the same space. The art room and library share the same temporary building. Spanish classes are in the hall, and students need to move some of their manipulatives into the main corridor.

The Board of Directors has elected to expand by 2012. The initial motivation was to alleviate overcrowding and other issues, but during the planning process they developed a pyramid model of how our students move through our grades and on to the secondary school campus. During this period Free Horizon Montessori has elected to create a middle school program, which is where many of our seventh graders come from. In order to maintain the integrity of the Montessori model at Compass, and to encourage more families to enter our lottery, the Board has decided to use the expansion to accommodate another 90 students at both the elementary and preschool level.

**Proposed Solution to Address the Deficiencies Listed Above:**

Our planning committee of parents and volunteer design/build professionals has adopted a draft site plan that moves our younger students into a four-classroom addition which is approximately 8500-9000 square feet.

The addition will also have dedicated parking for walk-in parents to be able to escort their children into the building without navigating the elementary car line and a clinic space that will serve as a place to supervise the traffic in and out of the building.

A 1200 square foot multi-purpose room, an age-appropriate play area, a janitor's closet with storage, a covered entry drop off area, and adequate server storage will round out the main components of the new building space.

The planning committee will strive to incorporate as many of the BEST construction guidelines and LEED certification requirements into the design as possible. We have added a percentage onto the total cost of this project to reflect our desire to adhere to as many of the LEED Gold standards as possible.

This includes, but is not limited to, appropriate traffic markings and signage, curb height requirements, and HVAC and electrical requirements.

Classrooms will have a minimum of 1200 square feet of space, both natural and artificial lighting, and designating plumbing facilities for bathrooms, sinks, and dishwashers.

**How Urgent is this Project:**

The planning committee feels that the safety and overcrowding issues present now at Compass Montessori Wheat Ridge should be addressed as soon as possible.

The land adjacent to the existing property became available last month, and it is the first time that land owner has been willing to sell the land since Compass opened; thus we now have an opportunity to expand whereas this wasn't an possible in prior years.

Parents and staff feel it is only a matter of time before there is an accident because of the traffic issues at the site.

As shown by the compaction of the field outside, the continued overuse of the spaces in the existing building will lead to more repairs in the future.

**What is the Cost Associated with this Issue:** \$1,679,312

**Issue:** Site Work



**Deficiencies Associated with this Issue:**

The planning committee feels that the safety and overcrowding issues present now at Compass Montessori Wheat Ridge should be addressed as soon as possible.

The land adjacent to the existing property came available this year, and so we now have an opportunity to expand whereas this wasn't as easy an option in prior years. Parents and staff feel it is only a matter of time before there is an accident because of the traffic issues at the site.

Drainage from the northern roof of the existing building is not adequate. The flow of water drops into the preschool playground. There are currently 90 students who use the playground at one time. It is already overcrowded without the added concerns about icy patches. The icy patches extend into a third of the play space at times, and are present into the spring months. The icy patches and subsequent muddy periods reduce the useable play space to about 1600 square feet.

**Proposed Solution to Address the Deficiencies Listed Above:**

The downspout in the southwest corner of the roof line adjacent to the preschool play area should be piped to an outfall zone away from the play area. A main collector pipe will be added at the East side of the play area.

In the low swale area we will pipe storm flow to fence line, fill-in and level area.

We will install a slotted lateral collector in rock and connect to new main collector in the northern side of the play area.

(See the Site Plan for drainage improvements included in the application packet provided by David Land from David Partnership Architects in October 2010.)

**How Urgent is this Project:**

This presents a clear liability, and should be addressed as soon as possible. Our parents have been urging the school to address the drainage outside for a few years, but we have not had the funds to address the issue. The work on the drainage will begin in early August 2011.

**What is the Cost Associated with this Issue:** \$3,500

**Issue:** Land Purchase

**Deficiencies Associated with this Issue:**

The school needs more space for its students and must purchase land to build an addition to its existing building. Compass has wanted to expand for many years, but the adjacent land only came available this year. The land we do have is overused, the parking lot is always full and parents park on the edges of the street to pick up their children. There is a field in the back of the school that even with irrigation is not able to sustain vegetation.

**Proposed Solution to Address the Deficiencies Listed Above:**

We will buy land to the North of the existing building which will provide approximately 3.5 lots for the new addition space. Negotiations to purchase the property are currently underway, with a goal to have that finalized by June 2011.

The property will be ideal for the needs of Compass Wheat Ridge because it will provide additional parking for parents as well as enough classroom space to support four classes of students.

The land will be evaluated for drainage and soil prior to ground breaking. An updated Master Plan that incorporates the new facility at Compass Montessori Wheat Ridge will also be completed as a part of the RFQ process

**How Urgent is this Project:**

This is a very time sensitive action. The school has been waiting for a parcel adjacent to the property to become available for many years. Now that is available we will make every effort to secure the property for a fair price to the owner. We would like to have the paperwork for the land acquisition fully completed by the July of 2011.

**What is the Cost Associated with this Issue:** \$212,500

**Issue:** Other

**Deficiencies Associated with this Issue:**

The existing server at Compass is housed in a closet that is also being used as a janitor's closet. There are corrosive chemicals on the shelves just above the machines.

See the attached photograph showing the janitor's cart and chemical supplies in proximity to the server switches.

The server itself is at the end of its life and at capacity. Additional users from the expansion warrant a new server as well as replacement network switches.

Regardless of increased usage our technology coordinators strongly recommend replacing these components within the next year so that we can maintain adequate connectivity for a learning environment.

Lastly the wireless network is not easy to access from where the signals comes now. The building's design interrupts the signal.

The hard drive in the server is full, so we are no longer able to add services to the server. The hardware devices are seven years old.

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

We will incorporate a designated server room that will not house any chemicals. Secondly we will add new network switches and a new server to the server room. We will also relocate the wireless signal so that more of the building has wireless access.

The addition of more WAP's would allow us to have more wireless connectivity for students and staff.

#### **How Urgent is this Project:**

Our technology coordinators feel that our server will be at failure within the next year. The current hardware is more than seven years old and is ready to be retired.

In a building where every inch of space needs to work at full capacity, improving wireless coverage would have a meaningful impact on our students' education.

We cannot add educational applications without risking a failure on the network and our staff and students are already very frustrated with the slowness and irregularity with which the network processes well.

**What is the Cost Associated with this Issue:** \$7,609.17

#### **How Does this Project Conform with the Construction Guidelines:**

Construction guidelines put forth by the BEST program will guide the construction process, including LEED standard practices. We have included a 10% increase on the project cost to incorporate LEED qualifying improvements on the design and construction.

#### **Section 2 Conforming/Non-Conforming (C)/(NC)**

##### **2 Notes about the project**

3.1 **2C** Structural guidelines will be adhered to as mandated by the State regulations.

3.2 **2NC/2C** Drainage and roofing: We are trying to address a drainage concern at the existing facility through this project. The new facility will have an effective drainage and roof system.

3.3 **2C** Paths of egress shall be unobstructed and continuous.

3.4 **2C** Potable water and appropriate sewer systems will be present.

3.5 **2NC/2C** Fire alarm systems will be present. We would like to add a paging system at the both the existing and new facility to aid in communications.

3.6 **2C** No hazardous materials present.

3.7 **2N/A** We have no plans for keycard access.

3.8 **2C/2NC** We have budgeted an installation of an Event Alerting Notification System in the new and existing facility.

3.9 **2C** The new facility will have a clinician inside a clinic space who will also supervise the entrance to the space.

3.10 **2C** Standard State electrical guidelines will be used and LEED standards will be employed where possible.

3.11 **2C** We will meet all State requirements for ventilation systems, as well as adhere to LEED standards where possible.

3.12 **2C** We will meet all State requirements for HVAC systems, as well as adhere to LEED standards where possible.

3.13 **2C/2NC** Sanitation standards will be adhered to, particularly after the school's new clinic space is built.

3.14 **2N/A**

3.15 **2C** A janitor's closet will house cleaning supplies and paint/tool supplies are kept in a locked shed in the play area.

3.16 **2C/2NC** We do not have an emergency care space in the existing facility. The addition will make it so that we can provide emergency care services in a safe clinic space.

3.17 **2C** ADA regulations will be followed.

3.18 **2C/2NC** The new addition will separate much of the preschool pedestrian traffic from the elementary car line traffic. Bus staging present for field trips. Backward movement in the car line will be less common because parking will be moved to the new land.

Compass Wheat Ridge has already received a \$60,000 grant from Safe Routes to Schools to install a speed counter and pedestrian walkway on W. 44th Avenue. Curb regulations and pedestrian/bike access guidelines will be met.

3.19 **2C/2NC** No hazards are present. Play grounds will be protected by fencing. Utilities will be located at a safe distance away. One vantage point design and layout will occur wherever possible.

4.1 **2C** The new facility will be built with as much LEED compliant material as possible.

4.2 **2C**

4.3 **2C/2NC** This project will address connectivity and server issues we have in the existing facility and that will need to be addressed in order to expand with adequate technology infrastructure.

4.4 **2C** The server will be upgraded and new network as a part of the project.

4.5C Jefferson County Public Schools provides.

4.6NC/C Off site data storage will not be addressed right away, with the exception of records stored through JeffCO Schools. Data back-up is handled on site by our IT coordinator.

4.7C Size guidelines will be met.

4.8C/NC This project addresses our overcapacity in the existing facility.

4.1C/NC New classrooms will meet guidelines for square footage. Our play areas will not be accessible to the community because their locations, there will be no band room/computer lab/library/special education classroom in the new facility. We have a band space in the existing facility and a gym space that also serves as a cafeteria and a meeting room.

5.1C/NC At all levels of design, and looking at every system we will endeavor to meet LEED standards. We have a parent volunteer planning committee of landscape architects, architects, and real estate agents. This includes, but is not limited to, durable, sustainably produced and recycled materials, energy efficient HVAC, electrical and water systems, transportation planning, passive solar, efficient lighting, landscaping, recycling, and waste reduction.

6.0C Our plan is to make as a durable a facility as possible. We plan to put \$105,000 every year for proper maintenance and replacement needs.

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

Compass Montessori plans to enroll 90 additional students to fill three classrooms in the expanded site. At current PPR rates of the proposed \$6,163, these additional students create additional annual gross revenue of \$554,670. The annual financing for purchase of the land and building expansion is estimated at \$160,000. The remaining revenue will be used to pay teacher salaries, create and maintain a capital renewal reserve fund, pay for building maintenance and the other costs related to running a high quality Montessori school. A reasonable capital renewal reserve fund for this size project is \$105,000. Compass will create and fund a repair and replacement fund over the course of seven years and then refund any expended capital costs in a timely fashion during the life of the expanded building.

Additionally, Compass has on staff a maintenance person who attends to all minor maintenance issues as they arise. He is also responsible for identifying any major maintenance issues and coordinating repairs with the office staff. Compass has a HVAC maintenance contract whereby all HVAC units are inspected, cleaned and repaired four times per year.

Our annual maintenance plan consists of regularly scheduled HVAC maintenance, annual visual inspection of our roof, annual visual inspection of our parking lot, and identification of maintenance projects to be completed by maintenance staff or during Compass volunteer work days depending on the nature of the maintenance projects.

Please also see the proforma for the expansion submitted with this document.

#### **If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time, Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

We purchased the original building because it was centrally located to our interested families, it was zoned correctly, there was parking available and there was land to rent for a play space. Although the original, metal building was in no way adequate for a public school facility in its original state, we were able to refurbish the building to a reasonable level to operate our charter school. The original building was built-out for five classrooms and a library / nap room along with administrative office. We had a right of first refusal for adjacent land, and intended on purchasing the land and adding an additional three classrooms when it was necessary. That project was completed in 2001. In 2004, the library was converted to a classroom in order to meet existing demand and to insure that we had enough kindergarten students to roll up to our existing first grade enrollment. Once we converted the library, our expanded site quickly became overcrowded as there were no open classrooms for art, library or Spanish and the three and four year olds were required to nap in their classrooms alongside working kindergarten students. Compass has wanted to expand since 2004. The only existing adjacent land available was not for sale until this year.

#### **What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

\$105,000

#### **CDE Comments:**

THIS PROJECT WOULD BE PROVIDING THEIR MATCH THROUGH BOND FINANCING THEREFORE IT IS RECOMMENDED TO FUND THIS PROJECT WITH A BEST CASH GRANT.

|  |          |                                     |              |
|--|----------|-------------------------------------|--------------|
| <b>Funded FTE Count:</b>                                       | 714.00   | <b>Bonded Debt Approved:</b>        |              |
| <b>Assessed Valuation:</b>                                     |          | <b>Year Bond Election Passed:</b>   |              |
| <b>PPAV:</b>   |          | <b>Bonded Debt Failed:</b>          |              |
| <b>Bonded Debt:</b>  |          | <b>Year Bond Election Failed:</b>   |              |
| <b>Total Bonding Capacity:</b>                                 |          | <b>2010 Bond Election Results:</b>  |              |
| <b>% of Bonding Capacity Used:</b>                             |          | <b>Median Household Income:</b>     |              |
| <b>Bond Capacity Remaining:</b>                                |          | <b>Free or Reduced Lunch %:</b>     | 5.18%        |
| <b>Existing Bond Mill Levy:</b>                                |          | <b>State Financial Watch:</b>       | No           |
| <b>Who Owns the Facility:</b>                                  | District | <b>Charter School Fund Balance:</b> | \$239,360.00 |
| <b>If it's a 3rd Party Explain:</b>                            |          | <b>Charter Authorizer Letter:</b>   | Yes          |
|  |          | <b>Charter 3 Month Notice:</b>      | Yes          |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No       | <b>Charter Chartered for 5 Yrs:</b> | Yes          |
| <b>If a Charter School, Where will the Facility Revert To:</b> |          | <b>Year Built:</b>                  | 1998         |

NA

|                                    |                |                                    |          |
|------------------------------------|----------------|------------------------------------|----------|
| <b>Current Grant Request:</b>      | \$984,684.00   | <b>Affected Sq Ft:</b>             | 9,000.00 |
| <b>Current Applicant Match:</b>    | \$1,253,234.00 | <b>Master Plan Completed:</b>      | Yes      |
| <b>Current Total Project Cost:</b> | \$2,237,918.00 | <b>CDE Minimum Match %:</b>        | 50       |
| <b>Previous Grant Awards:</b>      | 0              | <b>Actual Match % Provided:</b>    | 56       |
| <b>Previous Matches:</b>           | 0              | <b>Was a Waiver Required:</b>      | N/A      |
| <b>Future Grant Requests:</b>      | 0              | <b>Stautory Waiver:</b>            |          |
| <b>Future Matches:</b>             | 0              | <b>FCI:</b>                        | 20.83%   |
| <b>Total for all Phases:</b>       | \$2,131,350.00 | <b>CFI:</b>                        | 78.10%   |
| <b>Cost Per Pupil:</b>             | \$17,381.00    | <b>Inflation:</b>                  | 5        |
| <b>Cost Per Sq Ft:</b>             | \$236.00       | <b>Historical Significance:</b>    | NA       |
| <b>Red Flags for Discussion:</b>   | None           | <b>Does this Qualify For HPCP:</b> | Required |
| <b>Red Flags Explain:</b>          |                |                                    |          |

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## Free Horizon Montessori Charter School - PK-6 Renovations

### School Name: Free Horizon Montessori Charter School

|                              |             |
|------------------------------|-------------|
| Number of Buildings:         | 1           |
| All or Portion built by WPA: | No          |
| Gross Area (SF):             | 29,700      |
| Replacement Value:           | \$6,035,673 |
| Condition Budget:            | \$2,426,421 |
| Total FCI:                   | 40.20%      |
| Energy Budget:               | \$0         |
| Suitability Budget:          | \$3,531,800 |
| Total RSLI:                  | 29%         |
| Total CFI:                   | 98.7%       |
| Condition Score: (60%)       | 3.19        |
| Energy Score: (0%)           | 2.50        |
| Suitability Score: (40%)     | 2.87        |
| School Score:                | 3.06        |



**Q#34** - No the water only drains away from the building at certain places. Score: 2 **Q#168** - Telephone system is digital, its components are in good condition and has a good performance. Score: 4

# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** FREE HORIZON MONTESSORI CHARTER SCHOOL

**Sort Order #:** 1.9

**County:** JEFFERSON

**Applicant Priority #** 1

**Project Title:** PK-6 Renovations

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

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

Free Horizon Montessori is a Jeffco Public Charter School serving children in preschool through 8th grade. We opened in 2002 in a strip mall with 120 students. Over the next 4 years, enrollment grew exponentially, necessitating a move to a larger facility. FHM moved to our current location under a lease agreement in the fall of 2006 in order to allow enrollment growth and increase capacity for purchasing a permanent facility. We completed the purchase of this facility and an adjacent tract of land in 2010, permitting us to finance the first of two planned facility expansions, adding 5,000 square feet of classroom, restroom, office, and storage space. At the same time, we completed many enhancements to the original building addressing some needs outlined in FHM's School Assessment Report, including:

- Incorporating natural light by installing windows in 2 exterior classrooms and solar tubes in 2 interior classrooms, our library, and cafeteria
- Mounting signage on our building near our front entrance; Adding bicycle storage rack; Enlarging our administrative office area to include a dedicated clinic with running water, special education classroom, larger special education office, & more
- Launching a new school website with enhanced security features and a plan for interfacing with the district's student database system starting in 2011-12.

As a Montessori school, our classrooms house a variety of hands-on manipulative materials. Freedom of movement within the classroom and the ability to work at tables or on the floor are cornerstones of Montessori instructional practices, thus spacious classrooms are essential in delivering a quality Montessori program. Outdoor environments that extend the classroom allow students to engage with nature, bringing greater context and experience to their learning. While we have playgrounds, we need additional outdoor spaces, including a regulation size athletic field and running track, outdoor classroom, community gardening areas, and natural ecosystems for exploration in order to bring the full scope of our Montessori philosophy and curriculum to fruition.

Our enrollment has grown more than 40% in the past 3 years, and we continue to have long waiting lists. Current 2011-12 enrollment shows 12% growth over this year. We will open our middle school program during the 2011-12 school year as well, bringing additional facilities needs to the forefront as described below.

We looked to several sources when determining the scope of our facility expansion needs, including our Instructional Coordinator, who has experience teaching and designing curriculum for Montessori middle school programs, and the CDE School Assessment Report. The Report and CCAP Schools Facility Construction Guidelines have guided our planning to meet our long-term facility needs while remaining a fiscally sound organization, including:

- At 2.19, FHM had the 2nd lowest Facility Suitability Score in the entire Jeffco Public Schools district. Only Longview High School, a small alternative program that employs four teachers serving approximately 50 students a year, scored lower
- At 3.19, FHM's Condition Score was in the bottom 15% of Jeffco's 165 schools
- At 100.7% CFI, FHM had the 8th worst score. Of the bottom 10, 4 are charter schools and 2 are district alternative schools serving at-risk students, indicating that non-traditional schools have greater need than typical schools within Jeffco for addressing facilities needs.

Our comprehensive maintenance program serves us well in extending the useful life of many systems in our original building. It is time to replace the HVAC system and address site needs in order to protect our facility investment and complete the final planned facility expansion so that we can better serve all students at FHM. We hope to partner with the BEST program to address our long-term facilities needs and position FHM to move forward using best facilities practices.

**Issue:** HVAC

### Deficiencies Associated with this Issue:

The HVAC system in use in the original portion of the building is original to when the building was constructed in 1988. According



to the CDE School Assessment Report, “The system age is beyond expected life and showing signs of deterioration. The system may be in service and functioning but it is recommended to be replaced due to increased condition budget and the potential failure of components. The system was installed in 1988. It has a 15-year service life. However, in the assessment, it was found to be currently deficient.”

Further, the indoor air quality in our school is below standard. As noted in the CDE School Assessment Report, “The level of carbon dioxide is fair, as measured at time of visit, being between 917 ppm and 1,020 ppm.” The ASHRAE standard is 770 ppm.

Evidence of deficiencies include some classrooms being too hot while others being too cold. Some classroom spaces have thermostats from two HVAC units, creating competing heating and cooling cycles and wasting energy. Because the building was originally built as a call center and ductwork was not significantly improved or altered during our construction to convert to classrooms, the overall system is inefficient in addition to ineffective.

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

The HVAC system in the entire original portion of the building will be replaced. Included in the scope of work is relocating ductwork in order to facilitate efficient and effective heating and cooling, re-allocating thermostats and building zones to facilitate most efficient and effective use of systems.

#### **How Urgent is this Project:**

Given that the expected life of our current HVAC system expired eight years ago and the system is showing signs of deterioration, the need is urgent. By scheduling and facilitating the replacement, we can avoid potential school closures due to a system failure while simultaneously increasing energy efficiency and decreasing HVAC operating costs.

**What is the Cost Associated with this Issue:** \$175,000

**Issue:** Site Work

#### **Deficiencies Associated with this Issue:**

**DRAINAGE** – We currently have a drainage issue and problem with an on-site detention pond. We have been approached by both the owners of property to the north as well as the City of Golden regarding this issue. Further, the drainage issue causes a buildup of ice during the winter and standing water in the summer. The standing water grows slime, mold, and attracts insects. Both the ice and standing water pose danger to our students, staff, and parents.

**PARKING LOT & ROADWAYS** – Our current parking lot does not have enough spaces for all staff, let alone adequate spaces for visitors. In addition, congestion and traffic during drop-off and pick-up periods cause back ups on adjacent streets, interfering with traffic bound for other surrounding businesses. By extending the parking lot and moving the access point to the edge of our property, we can increase parking spaces as well as alleviate traffic on Corporate Circle during high-traffic times of day. The condition of the current lot is also poor and in need of repair and repainting.

The traffic line for student drop-off and pick-up runs the length of our parking lot along our school. The roadway needs to be repaired and lengthened as we expand our facility in order to increase safety of students during drop-off and pick-up as well as alleviate traffic along adjacent roads.

**LANDSCAPING** – The majority of the landscaping on the property was installed when the original building was erected in 1988. Some of the trees and shrubs are in poor health and need to be removed with drought tolerant specimen replacing them. The irrigation system needs frequent repairs during the summer months and needs to be replaced. Further, we need to plant trees to serve as sound and wind buffers to block the noise of I-70, which runs parallel to our elementary playground.

**ELEMENTARY PLAYGROUND, OUTDOOR CLASSROOM, COMMUNITY GARDENS, BASKETBALL COURT, LABYRINTH, ARCHAEOLOGICAL DIG AREA, ATHLETIC FIELD & RUNNING TRACK** – Our elementary playground is currently located in the space where our facility expansion will be. We need to move it to the adjacent land, and improve the uses to include resources listed above.

**COMMUNICATION & SECURITY** – Our phone system is outdated and inadequate for our current use. We have several classroom spaces without telephones, a violation of CDE guidelines and a safety hazard. Without a telephone, teachers and students in those rooms cannot hear announcements, including those announcing inclement weather, lock-down, or lock-out drills. In addition, we do not have a central clock or bell system in place.

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

Mitigating the water drainage and detention pond deficiencies will bring our property into compliance with the City of Golden as well as alleviate issues for our down-slope neighbor. Further, this work will enhance safety for everyone by eliminating the risk of slipping on ice or in slimy, stagnant standing water on and adjacent to the walkways.

Moving our parking lot entrance to the southeast corner of our property will elongate both the parking lot and the driveway for

student drop-off and pick-up. This will increase student safety as well as alleviate traffic on adjacent roads. Additional on-street parking with access to the crosswalk without having to cross the traffic line will also be created. Repairing, sealing, and re-painting the parking lot will clearly designate direction of traffic flow, delineate parking spaces, clearly mark designated handicapped spaces, and provide appropriate crosswalk markings.

As we complete our facility expansion, addressing long-term landscaping and irrigation needs will alleviate heat island effects as well as create an aesthetically pleasing, beautiful, and welcoming exterior environment.

Similarly, moving the playground to our recently purchased land provides an opportunity to create a full outdoor environment appropriate for playing and learning. With the addition of our middle school program comes the need for additional types of outdoor spaces. Incorporating a basketball court, athletic field, and running track gives adolescents places to be active during outdoor times as well as creates opportunities for participation in school and intramural sports. Building an outdoor classroom ties in with our Montessori model of connecting children with the natural world and provides an alternative learning space for all children in our school. Community gardens allow children of all ages throughout our school to work together toward growing and harvesting plants and supports studies in botany, entomology, ecology, and nutrition. An archaeological dig area helps learning come alive as teachers create opportunities for exploratory learning in history, zoology, archaeology, geology, and more.

Installing a new phone system designed to handle the demands of all staff at our fill capacity will ensure that all classrooms have access to communications. The system will provide separate ring and voice mail lines for teachers, allowing parents to leave messages for their child's teacher without interrupting class. An integrated clock and bell system will ensure classes begin and end on time and provide an avenue for making announcements in the event that the phones are down.

#### **How Urgent is this Project:**

While we can get by without making these changes immediately, it makes sense to complete them at the same time that we complete the facility expansion. This helps maximize resources, including construction and grading equipment. In addition, most of these issues were identified in the CDE School Assessment Report as recommended for replacement in 3-5 years. Given that the survey was conducted in 2009 and the project is projected to be complete in 2012, the timing is appropriate and follows recommendations in the CDE School Assessment Report.

**What is the Cost Associated with this Issue:** \$4,110,498 (includes addition)

**Issue:** Addition

#### **Deficiencies Associated with this Issue:**

**NO GYMNASIUM** – Our school does not have a gymnasium, so PE classes must be held outdoors. While this works well on days with warm weather, we run into problems when it is snowing, below 20 degrees outside, or when there is standing snow on the ground or other weather factors. On such days, PE is currently held in either the cafeteria or our multi-purpose area. The challenges with these spaces include unsafe flooring material for many physical activities as well as the fact that the multi-purpose area is also used for our foreign language classes, held during the same times as PE. Neither of the indoor PE spaces available have safety wall coatings.

**NO FOREIGN LANGUAGE CLASSROOM** – This program is currently housed in a wall-less classroom area of our multi-purpose area. Located near two main school hallways, distractions abound making it difficult for students to focus on instruction and class activities. In addition, there are days when PE is held in the same area, making concentration nearly impossible.

**NO PLACE FOR MIDDLE SCHOOL PROGRAM** – Due to our classroom spaces being maximized within our existing building, our middle school program must be housed in a temporary building. The temporary building does not have plumbing, requiring staff and students to carry in clean water and collect and carry out grey water. Further, they must come to the main building to use the restroom. Finally, access to technology in the temporary building is limited.

**INADEQUATE MUSIC CLASSROOM** – While we do have a small classroom, it is both too small and lacks soundproofing. At approximately 500 square feet, the music classroom is not in compliance with minimum classroom space requirements. Further, classes must divide into smaller groupings in order to attend music classes, increasing operating expenses over what would be incurred if full classes could attend music classes together. The music classroom does not have any soundproofing materials, thus sounds from class can be heard throughout our school whenever music classes are in session, creating distractions for children in regular classrooms.

**NO SCIENCE LAB** – With the addition of our middle school comes the need for a dedicated science lab in order to comply with CDE requirements for safe and secure chemical storage, emergency shower/eyewash, wet student work stations and adequate instrumentations.

**INADEQUATE ART CLASSROOM** – This classroom is also approximately 500 square feet, requiring smaller classroom groupings. Wall

surfaces in the art classroom do not comply with CDE guidelines.

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

Completing our facility expansion will address our long-term facilities needs by:

- Creating a gymnasium that includes storage area for equipment, changing rooms, and appropriate safety surfacing.
- Creating a music classroom with proper sound mitigation. This classroom would be elevated and adjacent to the gymnasium, allowing the creation of a performance space by utilizing a movable wall system between the elevated music classroom and gymnasium. The larger space will also allow full classes to attend music together.
- Creating two classrooms for foreign language instruction.
- Creating a science lab and science prep area to be used by all students in our school, built to specifications appropriate for full middle school science program, including chemistry.
- Creating a full facility to house our middle school program, including classrooms, restrooms, lockers, food preparation area, administrative offices, small group classrooms, etc. This facility will be built addressing 21st Century technology.
- Combining the current music and art classrooms into one larger classroom to be used for art, allowing full classes to attend art at the same time.

#### **How Urgent is this Project:**

This is an immediate, highly urgent need. Our current students do not have maximum access to full programming due to facility deficits and our middle school must be housed in a temporary building. This is not just a facility space issue, but also makes our existing parking problem worse by taking up approximately 25% of our parking spaces with the temporary building. Additionally, the temporary building has no plumbing, thus students and staff must carry in clean water and carry out grey water as well as come into the main building to use the restrooms.

**What is the Cost Associated with this Issue:** \$4,110,498 (includes site work)

#### **How Does this Project Conform with the Construction Guidelines:**

The projects encompassed in the scope of this grant proposal will address the following guidelines (with the portion of the project applicable in parentheses):

- 3.4 – A potable water source and supply system (middle school facility; no running water source in temporary building)
- 3.11 – Safe and efficient mechanical system that provides proper ventilation, and maintains building temperatures and relative humidity in accordance with the most current version of ASHRAE 55. (original building HVAC system replacement & ductwork revamping)
- 3.12 – Healthy building indoor air quality (original building HVAC system replacement & ductwork revamping)
- 3.15 – Safe laboratories, shops and other areas storing paints or chemicals (building addition – science lab & science prep room)
- 3.18 – A site that safely separates pedestrian and vehicular traffic (site work parking lot & entrance restructuring, repair, and repainting)
- 4.10 – Elementary schools shall provide exciting learning environments... Acoustical materials to reduce ambient noise levels and minimize transfer of noise between classrooms, corridors, and other learning areas should be utilized to create a learning environment that focuses on student attention (building addition – soundproofed music classroom, foreign language classroom, gymnasium)
- 4.10.2 – Preschool and kindergarten classrooms with dedicated bathrooms (restrooms added to room 115 at time of facility expansion)
- 4.10.5 – Classrooms should...provide 35 square feet/student with a minimum classroom size of 600 square feet (new music classroom, enlarged art classroom, foreign language classroom) Classrooms should...have conditioned and well ventilated air, and provide all the necessary equipment, technology, infrastructure, and storage to support the intended educational program (HVAC replacement in original building, new building middle school program)
- 4.10.6 – Band/vocal music room with high ceilings, and acoustical wall coverings (new music classroom)

4.10.7 – Art room with ample storage cabinets and counter sinks. Finish materials in art classrooms shall be smooth, cleanable, and nonabsorbent (expanded art classroom)

4.10.11 – Cafeteria/multipurpose room to support the school and community. Ceiling heights shall be higher in these areas and daylight shall be incorporated. A tiered stage for school productions shall be included. The tiered stage shall be provided with basic theatrical lighting and sound system (new music classroom, new gymnasium)

4.10.12 – Small gym with basketball court, volleyball sleeves and standards, safety wall wainscoting and fiberglass adjustable basketball backstops (new building – gymnasium)

4.11.4 – Middle school classrooms should...provide 32 square feet/student with a minimum classroom size of 600 square feet (new building – middle school)

4.11.8 – Science lab with teaching demonstration table, emergency shower/eyewash, wet student work stations, and equipped with adequate instrumentation (new building – science lab and science prep room)

5.1.5.1 – Provide preferred parking totaling 5% of total parking spaces for carpools, vanpools, or low emission vehicles (site work – parking lot)

5.1.5.3 – Elementary schools and middle schools – 3 spaces per classroom (site work – parking lot)

5.1.5 – Facilities that utilize existing sites, buildings, and municipal infrastructure

5.1.20 – Landscape school optimizing drought tolerant trees and plantings that reduce heat island effects (site work – landscaping)

**How Does the Applicant Plan to Maintain this Project if it is Awarded:**

Free Horizon Montessori's financial practices include a healthy amount of reserve funding. We have built our reserves from 3% to 7% over the past four years in anticipation of facility repair and replacement costs, knowing that we are occupying a facility built in 1988. Even in the face of decreasing Per Pupil Revenue, we are committed to gradually increasing our reserves to between 15% and 20% so that we can grow the capital reserves budget for building maintenance and replacement of items as needed.

In order to build this capital reserve account, we will expand our tuition-based preschool program by 25%. This program currently brings in \$580,000 annually.

These reserve funds can be used, along with the maintenance and repair line item funds from the annual budget, to address facility maintenance, repair, and replacement needs as they arise.

Our Facility Manager will incorporate new facilities completed through funding from this grant into the overall scheduled maintenance plan in order to maximize the useful life of systems and materials.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time, Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

Free Horizon Montessori opened in 2002 in a leased facility located in a strip mall near 20th Avenue and Youngfield Street in Golden. This facility currently houses the Rocky Mountain Deaf School.

Due to rapid growth, we moved to our current location in 2006 under a lease agreement.

Our main building facility was built in 1988 and originally constructed as business/office space. The use immediately previous to our tenancy was that of a call center, providing many open spaces and ease of renovation into classroom spaces.

At the time FHM moved in, the school's Board of Directors recognized the need to update the school's strategic plan and conduct a permanent facilities study in order to guide their actions and decisions. During the 2008-09 school year, FHM's Board of Directors completed an exhaustive search of all possible permanent facility options within a 5-mile radius of the leased location. Options explored included approaching Jeffco Public Schools about potential available vacant or surplus buildings or properties, purchasing land to build from the ground up, and renovation of existing buildings.

A number of factors contributed to FHM's Board decision to pursue purchase of the current facility. Primary among these considerations were the fact that 35-40% of our student population commute to our school due to easy access from I-70, C-470, 6th Avenue and Highway 93. Another primary consideration was the cost that would be necessary if purchasing and building another facility while still fulfilling lease payment obligations on the current one. While an attractive option, building a new facility

specifically suited to our needs was not a financially sound option, nor were suitable locations identified that would have continued to serve our 35-40% commuter population.

Free Horizon Montessori completed a purchase in July 2010 that included the originally leased facility, a tract of adjacent land, and financing of the first of two planned facility expansions through CECFA Bonds, with the intent of expanding the facility to meet long-term needs of students as well as allow for our expansion through the 8th grade as approved by the Jeffco Board of Education in November 2009.

The first of the two planned facility expansions added 5,000 square feet of classroom, office, restroom, and storage space. This addition created three new classrooms, which currently house three of our four Upper Elementary classes for children in 4th - 6th grade. It has a central restroom facility as well as a teacher office and storage room. Concurrently to the first expansion was happening, we also made several improvements to the original facility including adding signage to our school building to make our front entry prominent, increasing electrical and data capacity, adding restroom facilities to a classroom to serve preschool and kindergarten students, adding offices and small group classroom for the special education program, adding a clinic with a sink, as well as adding windows to two classrooms that had exterior walls and solar tubes to two interior classrooms, the library, and the cafeteria. All of these enhancements addressed items identified as deficient in the CDE School Assessment Report conducted in December of 2009.

During the summer of 2010, parent volunteers constructed an athletic field on our newly-acquired land. Paid for with funds raised by our school's foundation, this created a grassy field on which to conduct Physical Education classes (we do not have a gymnasium) as well as additional play space during recess.

Debt service of the bonds is lower than our lease payments, making this move strategically and fiscally sound. In addition, purchasing in this manner made phased expansion possible, allowing financing of a facility expansion to happen along with student enrollment growth as expansion through the middle school grades occurs.

Many of the systems currently in use are original to the building and beyond their expected service life and were identified in the CDE School Assessment Report as needing necessary replacement. The system in most immediate need of replacement is the HVAC system. In addition, there are many site deficiencies, including inadequate drainage and water mitigation and parking that would be best addressed during the second phase of our facility expansion.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

\$56,000 minimum

**CDE Comments:**

THIS PROJECT HAS EXISTING FINANCING ON IT WHICH MAKES IT DIFFICULT TO FINANCE.

|  |           |                                     |              |
|--|-----------|-------------------------------------|--------------|
| <b>Funded FTE Count:</b>   | 332.00    | <b>Bonded Debt Approved:</b>        |              |
| <b>Assessed Valuation:</b>                                       |           | <b>Year Bond Election Passed:</b>   |              |
| <b>PPAV:</b>   |           | <b>Bonded Debt Failed:</b>          |              |
| <b>Bonded Debt:</b>  |           | <b>Year Bond Election Failed:</b>   |              |
| <b>Total Bonding Capacity:</b>                                   |           | <b>2010 Bond Election Results:</b>  |              |
| <b>% of Bonding Capacity Used:</b>                               |           | <b>Median Household Income:</b>     |              |
| <b>Bond Capacity Remaining:</b>                                  |           | <b>Free or Reduced Lunch %:</b>     | 11.75%       |
| <b>Existing Bond Mill Levy:</b>                                  |           | <b>State Financial Watch:</b>       | No           |
| <b>Who Owns the Facility:</b>                                    | 3rd Party | <b>Charter School Fund Balance:</b> | \$144,234.00 |
| <b>If it's a 3rd Party Explain:</b>                              |           | <b>Charter Authorizer Letter:</b>   | Yes          |
| Colorado Educational and Cultural Facilities Authority bond hold |           | <b>Charter 3 Month Notice:</b>      | Yes          |
| <b>Is the Facility in a Lease Purchase Agreement:</b>            | No        | <b>Charter Chartered for 5 Yrs:</b> | Yes          |
| <b>If a Charter School, Where will the Facility Revert To:</b>   |           | <b>Year Built:</b>                  | 1988         |

Colorado Educational and Cultural Facilities Authority bond holders would take possession of the property financed through bonds issued.

|                                    |                       |                                    |              |
|------------------------------------|-----------------------|------------------------------------|--------------|
| <b>Current Grant Request:</b>      | <b>\$2,440,297.00</b> | <b>Affected Sq Ft:</b>             | 47,880.00    |
| <b>Current Applicant Match:</b>    | <b>\$2,440,296.00</b> | <b>Master Plan Completed:</b>      | No           |
| <b>Current Total Project Cost:</b> | <b>\$4,880,593.00</b> | <b>CDE Minimum Match %:</b>        | 50           |
| <b>Previous Grant Awards:</b>      | 0                     | <b>Actual Match % Provided:</b>    | 50           |
| <b>Previous Matches:</b>           | 0                     | <b>Was a Waiver Required:</b>      | N/A          |
| <b>Future Grant Requests:</b>      | 0                     | <b>Stautory Waiver:</b>            |              |
| <b>Future Matches:</b>             | 0                     | <b>FCI:</b>                        | 40.20%       |
| <b>Total for all Phases:</b>       | <b>\$4,648,184.00</b> | <b>CFI:</b>                        | 98.70%       |
| <b>Cost Per Pupil:</b>             | <b>\$11,979.00</b>    | <b>Inflation:</b>                  | 2            |
| <b>Cost Per Sq Ft:</b>             | <b>\$97.00</b>        | <b>Historical Significance:</b>    | NA           |
| <b>Red Flags for Discussion:</b>   | None                  | <b>Does this Qualify For HPCP:</b> | Not Required |
| <b>Red Flags Explain:</b>          |                       |                                    |              |



# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## Paradox Valley Charter School- PK-8 CS Renovation and Addition

### School Name: Paradox Valley Charter

|                              |             |
|------------------------------|-------------|
| Number of Buildings:         | 2           |
| All or Portion built by WPA: |             |
| Gross Area (SF):             | 10,266      |
| Replacement Value:           | \$2,310,354 |
| Condition Budget:            | \$1,469,803 |
| Total FCI:                   | 63.62%      |
| Energy Budget:               | \$0         |
| Suitability Budget:          | \$1,056,500 |
| Total RSLI:                  | 19%         |
| Total CFI:                   | 109%        |
| Condition Score: (60%)       | 2.91        |
| Energy Score: (0%)           | 2.79        |
| Suitability Score: (40%)     | 3.29        |
| School Score:                | 3.06        |



**Q#82** - This school meets only a marginal number of the following requirements for the physically challenged: lever actuated door hardware, ADA signage, dual level drinking fountains, ADA compliant restrooms or locker room; access ramps, compliant handrails and guardrails, accessible parking. Score: 1 **Q#125.1** - DISAGREE: There is restricted access at secondary entrances and controlled access at the building main entrance as recommended in the guidelines. Score: 1 **Q#125.2** - AGREE: The facility is designed so that supervision is enhanced through proper sightlines or video cameras, few or no "hiding areas", good visibility both inside and outside the building, and visual access to appropriate areas. Score: 5

# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** PARADOX VALLEY CHARTER SCHOOL

**Sort Order #:** 1.9

**County:** MONTROSE

**Applicant Priority #** 1

**Project Title:** PK-8 CS Renovation and Addition

- |   |   |  |   |
|---|---|--|---|
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fire Alarm     | <input type="checkbox"/> Roof                              | <input type="checkbox"/> Water Systems      |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting       | <input type="checkbox"/> School Replacement                | <input type="checkbox"/> Window Replacement |
| <input type="checkbox"/> Boiler Replacement | <input checked="" type="checkbox"/> ADA | <input checked="" type="checkbox"/> Security               | <input type="checkbox"/> New School         |
| <input type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> HVAC           | <input type="checkbox"/> Facility Sitework                 | <input type="checkbox"/> LandPurchase       |
| <input type="checkbox"/> Energy Savings     | <input type="checkbox"/> Renovation     | <input checked="" type="checkbox"/> Project Other Explain: | Main portion of integrated project          |

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

While considering us for a BEST Grant, please keep in mind the uniqueness of Paradox Valley Charter School. During the past twelve years, our arts-based charter school has been called the “Miracle in the Desert” and “The Little School That Could”. Our mission is “to inspire our children to have goals and dreams for their future and to provide a level of educational excellence that teaches them the knowledge, skills, character, and creativity necessary to manifest their greatest potential in life”. We have been very successful educating students in the West End of Montrose County. Our awards include: in 2005, the John Irwin School of Excellence Award, in 2006, the Kennedy Center Alliance for the Arts Education Network’s Award for Outstanding Achievement in Arts Education (our Bluegrass Band performed at the Kennedy Center in Washington, DC), and the Colorado Alliance for Arts Education’s Schools of Excellence Award.

We are the hub of activity for our community, providing all of the non-profit services, except emergency services for our very rural area. Our school has the feeling of the 'country schools of old' with multi-age classrooms (four teachers, Pre K – 8th) and the atmosphere of a great big family. We have a very innovative program – based on recent brain research, new Best Practices, and our own unique strategies. This has amounted to a successful program that has enabled our students to grow from low performing to higher performing levels. Half of our students come from 30 miles away to attend PVS!

The West End School District (WEPS) closed the Paradox School in 1990. Nine years later, a groundswell of community support founded the Paradox Valley School as a Charter in the WEPS District. We opened with 19, K-6th grade students, only to discover that no ordinary school would be able to meet the needs of our population. Imagine a child in a poverty-level, single parent, and/or low-literacy level household, also living in a community with absolutely no programs or services for children for nearly a whole decade. Although our students, on the whole, are better off than they were that first year, our free and reduced lunch (poverty) rate remains high, currently at 73% with 51 students enrolled.

While we have success with our multi-age classrooms, there are times and specific subjects that require us to ability group our students, creating smaller breakout learning groups (math and language arts as examples). During these breakouts we have to use EVERY space available as a classroom, including our cafetorium, stage, library, and preschool room. This forces students into inadequate learning situations where distractions abound and holds them back from maximizing their learning opportunities.

PVS has two buildings, the original school building (1952) and gym (1964), separated by 25 feet, with steps leading down to the gym. The school building consists of two small classrooms, a small library, small kitchen, and small cafetorium with undersized stage and single stalled restrooms. A 2002 expansion included two classrooms, a small office/teacher work area, and single stalled restrooms. The other building is an elementary sized gym with only a wood basketball floor. Both the buildings have significant health and safety issues. Students need to learn in substandard environments and endure subfreezing temperatures in P.E., to name just a couple. These issues need immediate attention in order for PVS to continue operating as a whole effective school and not cut back on the educational and enrichment programs that have made us successful.

All of PVS’s facility issues fall into three distinct but interconnected areas; Main School Building (includes all classrooms, cafetorium, administration offices and library), Kitchen, and Gym, which are defined in detail throughout the remainder of the document, primarily in the Other Section.

### Issue: Handicapped Accessibility ADA

#### Deficiencies Associated with this Issue:

Main School Building: Not ADA compliant

The main building has an at grade entrance; however, the required ADA parking signage and designation is missing. Due to the rural nature of the site, accessible sidewalks are not provided to all of the building exits and entrances. The door leading from the

main building to the west and door leading from the kitchen include steps and are not accessible. The gymnasium does not have an accessible route of travel from the main building to the gym entrances. The toilet rooms in the 1952 original building are not handicapped accessible and many of the doors in this area do not meet the accessible requirements for lever type door hardware. The entire building does not have required ADA room and interior signage.

**Proposed Solution to Address the Deficiencies Listed Above:**

The proposed solution includes full and complete ADA accessibility. The new building additions will fully comply with ANSI standards and ADA Accessibility standards for all areas. The new building additions will be designed at the same floor level as the existing building, allowing simple accessible transition to occur.

The renovation of the existing building will include full ADA signage and door hardware for all non-compliant doors. The toilet facilities will be renovated to include additional fixtures that will be fully accessible.

Exterior exits and entrances will be modified to accommodate the required ADA entrance and exit requirements. New ADA accessible routes of travel to required exits and entrances will also be provided. Exterior ADA signage in the parking lot will be provided to designate HC parking stalls.

**How Urgent is this Project:**

IMMEDIATE: I would describe this as failing because we are not in compliant with ADA regulations regarding our entryway, walkways, and steps between buildings and on and off stage. In addition, the restrooms in the old section of the building do not meet ADA standards.

**What is the Cost Associated with this Issue:** \$103,583.39

**Issue:** Other

**Deficiencies Associated with this Issue:**

Main School Building: Health and Safety

This school was built in 1954 with a cafetorium space that includes the kitchen, stage, and open area for lunch tables which can be replaced with chairs for performances. This tile-floored space allows occupancy of 60 people with lunch tables and approximately 130 people with chairs. We are currently on the borderline of exceeding the limit at every lunch and do so at approximately five special lunches per year. We exceed our limit during every performance/event/parent night we have with 150 - 200 people in attendance, and many community members have stopped coming because of the crowded conditions. The open space can not be used as a PE area due to slick tile floor, many obstacles/sharp corners, and its proximity to all classrooms and use as a classroom/work space.

Main School Building: Inadequate classroom spaces

We use a multi-age classroom system where we have nine grades located in three classroom spaces broken into K-2, 3-5, and 6-8 classrooms. We have found that to properly teach math, reading, and parts of other subjects, it is necessary to break out into ability-group classes. In order to do this we need a space for those classes to meet. We run most of our math classes simultaneously, creating the need for nine meeting areas. We currently have math classes, as well as some of the additional classes, not only meet in the classrooms, but in the cafetorium, on the stage, in the library, and in the Preschool room. The cafetorium is a very busy place as it is located just inside the main entrance and contains the kitchen and stage and is directly connected to two classrooms and the library. Students tend to spend more time distracted while there than they time spent on task.

Main School Building: Administration

The Administration area from a security standpoint is addressed above, under the security category. The other issues with the office/administration space is that it is a small (350 square foot) open space that contains a desk for the administrative assistant/secretary, a desk for the principal/ executive director, a small workspace for teachers, all school/student file cabinets, school supplies, science cabinet, and a "conference table". This office space is also where sick children and students with discipline issues are sent. There is no privacy within the space and nowhere to isolate these students. When meetings about students with parents or school specialists are held, the space is very cramped and no privacy/confidentiality can be obtained. There is no "principals' office" therefore with open access, so confidential business of the school is difficult to conduct, and there is never a quiet work environment to complete school administrative tasks.

Main School Building: Library

The current school library, which is also a branch of the Montrose County Library system, has both health and safety issues

associated with it. The safety issue is created by being a public facility utilized by both students and the general public. The library is located just inside the current front doors to allow library patrons access to it, however this also means that anyone walking off the street has to enter the school building creating a potential security issue. There are no windows looking out of the library at the front door, so there is no way to control access to the front door from within.

The other main issue of the library is that it is too small to adequately allow more than a few students to use it simultaneously. There is only one meeting table that can hold four to six students at it, and that is the only meeting space within the library. This inadequate space doesn't allow the librarian to do any teaching with a whole class and causes her to have to repeat the same lesson three to five times just to educate one class. The rest of the room contains the stacks of books and resources creating aisles that only one student can be in at a time. Additionally, many of the books are stored too high for the younger students to see thus creating climbing hazards as the students try to select books.

Since this library is also part of the Public Library system, they are required to provide public computers for both Internet access and for general computer use, like word processing. The current library has three computers for public access and a printer. The location of these are in a corner with insignificant room where the patrons are hit by an opening door, or by chairs, if anyone is using the only work table in the library.

#### Kitchen: Health and Safety

The kitchen has health and safety issues related to four distinct areas; too small of a space, fire and health code violations, antiquated equipment, and lack of food storage.

#### Small Space

The kitchen space is currently 249 square feet and the cook is trying to produce approximately 60 lunches per day and store food for at least a week. There is barely enough room for the cook to move in the kitchen, let alone do all the prep work required and have room for storage.

#### Fire and Health Code Issues

The stove does not have a fire suppression hood on it and has been in violation of that for several years now with the Fire Marshal. The other violations have to do with the Health Department. Our refrigeration units are old and often are not cooled to the proper temperature and we can not set them any lower. One of the problems is because of the small space and lack of coolers; we are constantly opening the doors allowing the units to warm up and putting additional strain on old, overused equipment. Our standup freezer is not a commercial grade freezer and therefore is in violation. Another area of concern is the hot water or lack thereof. The kitchen is on the same hot water tank as half the school (old section) with two classrooms with sinks and the old bathrooms. We can not turn the temperature up on the tank as when we do; we violate the upper end of the temperature code for the bathrooms and risk scalding the children. Because of the cooler temps, our very old sanitizer usually runs below recommended temperature and doesn't properly sanitize the dishes. All dishes are initially washed by hand and then put into the sanitizer, as there is no dishwasher. We also have issues with flies as the door doesn't have a screen, and there is no direct cooling for the kitchen. We occasionally have mouse issues as cracks have opened over the years and we are constantly trying to fill them in.

#### Antiquated equipment

As mentioned above with the sanitizer and refrigeration units, all of our equipment is old and in need of replacement. In addition, our one six-burner stove with oven is also very old and does not properly cook items, especially in the middle of the stove. We consistently have to check to make sure all food has reached minimum temperatures in the middle, because the items on the outside are getting overdone. We have had the stove professionally worked on, but it is just long past its prime. We have also had several gas leaks from the stove that have caused school evacuations and even a day or two lost because of it.

#### Storage

Our final issue is the lack of both dry and cold storage. We have one very small pantry for dry goods (15 square feet) and two old and not very reliable refrigerators. With the school's growth over the past several years, we are no longer able to even store food for a full week of lunches. In this part of the state, the food delivery truck only comes every two weeks and charges high delivery charges if you don't order the amount that 2 weeks requires. Because of the lack of storage, our cook also does all the shopping and often has to run out mid-week to a grocery store (100 miles round trip) to re-supply the kitchen. In addition, we would like to offer breakfast to students, as with our high free/reduced lunch rate (+70%) many of our students come to school without breakfast and have to wait until lunch for their first meal of the day.

#### Gym: Health and Safety

The gym has numerous health, safety, and other issues that have made it essentially an unusable space. It can't even be remodeled because the roof system currently on it has been described by two structural engineers, as "I have never seen anything like this

before” and sits on top of a 10-foot high wall of un-reinforced cinderblock wall. This structural condition makes renovation of the existing gymnasium infeasible due to high costs and the indeterminate nature of the original structural design. The gym contains no insulation, no acoustic panels, original mercury vapor lights from the mid 1960’s, and a heater that barely works while immediately draining our propane tank.

Several of the specific safety issues are that P.E. is conducted during the winter in a totally unheated space. The children are forced to wear several layers of clothing to deal with temperatures that dip to subzero and if the playground is snow-covered, the students can have recess in the gym, but it does not get them out of the subfreezing temperatures. There is no large open space in the rest of the school to safely conduct P.E. or recess or just have a place that students can move around in during inclement or cold weather.

Other safety concerns include the development of several large cracks in the cinderblock walls that allow sunlight and water through to seep down into the substructure. Also where the cinderblock and steel meet, both structural engineers have described it as a hinge. Because of the unusual roof design and this hinge, there is a concern that a heavy snow load or strong wind might cause this area to bend and ultimately collapse. It has been recommended by the structural engineer that no modification of the existing structure, lighting, or HVAC be made that would add any loads or cut any openings into the existing building.

**Gym: Ineffectual heating system, no cooling/ Lack of Insulation**

The main problem is that the gym was built without adding insulation to it. The corrugated steel upper walls, ceiling, and cinderblock lower walls provide no insulating value and there is no way to add insulation. In addition, the gym was built with no windows, so there is no heating or light benefit and may not be modified. There is an old propane heater mounted about half way up the wall, which if run, is very loud and very inefficient, burning large quantities of propane without providing much heat, as it just goes through the walls into the outdoors. There is no cooling in the gym, which is less of a concern, but causes us to open both sets of doors to allow a breeze through during warmer months. This creates some safety issues with students or others being able to access or leave the gym.

**Gym: Ineffectual and inefficient lighting**

The gym was built with no windows (could not be installed in the steel walls due to lack of structural integrity), so the only light has to be produced artificially from the original metal halide lights that we were told by the power company cost us about \$100 to fire up and then \$25/ hr to run! Because of the design of the system, lighting once fully illuminated is fair, but we do not have the ability to control portions of the lighting independently.

**Gym: Deafening acoustics**

There is no way to put it other than the acoustics in our gym are horrible! (As verified by everyone that has been in this gym.) Imagine bouncing a basketball on a full-court hardwood floor, surrounded by 10 feet high of cinderblock with a coat of paint on them, and topped with 15ft high bare steel walls and a bare steel ceiling, with not one acoustic panel. Now imagine several students bouncing a ball and a class of students in there and realize the potential damage to young children’s hearing.

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

**Main School Building: Health and Safety**

With this new plan, the current space that is the cafetorium will be renovated into two small classroom spaces, a small conference room, and a teacher work area. The cafetorium portion will be relocated into the new multi-purpose area that will contain the cafeteria space, the stage, and seating area for performances and overflow cafeteria space.

The new cafeteria space and adjacent open space can seat 150 people for meals at tables and can hold up to 300 people when arranged as an auditorium space, thus eliminating the issue of exceeding our occupancy limits. The school’s population has become larger than the cafetorium can hold for lunch or group meetings for parents of the students enrolled, which is eliminated in the new plan and allows for safe gatherings of students, parents and community members in a comfortable space.

The current cafetorium cannot be used as an indoor recess or PE spot due to the tiled floor, proximity to classrooms, and hazards located in the space. With the new multi-purpose room containing the large open space, we would have a safe indoor space that students can run and play in that is far enough away and isolated from the classrooms to prevent disruption of learning.

**Main School Building: Inadequate classroom spaces**

This plan, through additions and renovation/ repurposing of spaces, adds an additional 17 person classroom, one small classroom/ computer lab, two breakout classrooms, and a room that can function as a small conference room or breakout room. All the

additional classroom spaces are being designed as classrooms, providing walls and doors so students can have quiet, non-distracting spaces to learn in. These spaces allow us to set several of them up as permanent classrooms where our individual grade level instruction can take place (math classes for example). These additional rooms allow us to no longer have to use the stage as a temporary classroom that has to be torn down and reset up on a daily basis for the weeks or months while a performance was being rehearsed.

#### Main School Building: Administration

Our new plan includes an office addition which will both improve the security of the building (mentioned previously) and improve the administrative function within the school. It will also provide a room for sick children or ones that are dealing with some kind of disciplinary action where they can be isolated from hearing and being in the middle of administrative operations but still under the supervision of school staff.

In the administrative addition there will be a separate Executive Director/Principal's office with door and a small meeting area. This will allow the director to hold private or confidential meetings and phone calls that are routinely needed in the course of school administration.

Additionally, if the Principal's Office meeting space is not large enough for the required meeting (IEP, parent, staff, etc) it can now be held in private in the conference room that is being added where half the old stage area was. This eliminates students, community, etc., from having to walk through the middle of a meeting to conduct any office business.

The teacher workroom that is added in the other half of the space where the old stage was located, would take all the teacher/office equipment and supplies out of the main office and put it in a space that is just for the staff where there is adequate space to complete the required tasks (paper cutter, copying, binding, etc).

#### Main School Building: Library

The new library addition is an integral part of our new security design of the school. Because the public also uses the library, we are creating a space on the front of the school that will allow for public access but not direct access to the school building as described in the security portion of this section.

The new space adds over 200 square feet and has been designed with windows to allow not only natural light in, but also to see who is approaching the library if there is a concern while students are using it. The new design allows for additional workspace/tables and book stacks so an entire classroom can visit the library and have adequate room to move around and have a group lesson from the librarian.

Additionally, the public computers will be located in a proper workspace that will prevent them from being hit by doors or having space reduced by the worktables. These public computers are also used by students while they are in the library either during school hours, or if they need access during non-school hours when the library is open to the public.

#### Kitchen: Health and Safety

##### Small Space

The new kitchen design is increasing the space by 403 square feet, over two and one half times larger than the current space and located in the new multi-purpose addition. The new kitchen was designed by a professional kitchen design team to create very usable spaces providing efficient workflow and good storage design. The design separates the serving area from the return area which had been the same area. The return area is also located by the dishwashing area allowing multiple functions to occur simultaneously and allows for multiple people in the kitchen at the same time.

##### Fire and Health Code Issues

The fire code violation will be resolved with the installation of a fire suppression hood over the new stove. Additionally, the kitchen is being built to the latest code requirements and should be adequate into the future. All health codes are being addressed either by the replacement of antiquated or non-commercial grade equipment with modern commercial grade equipment or by the new design of the kitchen. The kitchen will have its own hot water heater/supply, so it isn't drained by classroom and bathroom use. The kitchen door that leads outside will have a screen door on it to allow air circulation in the warmer months, without letting in flies and other insects or animals. Because this will be a new built area, all potential mouse access points should be sealed.

##### Antiquated equipment

As part of our initial design phase we brought in a kitchen design consultant to help in the selection process and replacement of the equipment. All the kitchen equipment will be replaced with new, commercial grade, reputable brand equipment. Because the kitchen will be a new build, the electrical and gas service will also be new and is being designed to handle the loads being put on



them by the new equipment.

#### Storage

The storage of refrigerated or frozen food is being increased by the installation of a walk-in cooler, pass-thru refrigerator, and milk cooler, as well as a reach-in freezer. This will allow the storage of refrigerated food in significant amounts to last for up to two weeks for the capacity of students we have. This plan also includes a significant amount of dry storage contained in five large wire shelving units, as well as smaller areas around the kitchen and cupboards to greatly increase the square footage of storage we have. The storage is being integrated into the overall kitchen layout to maximize efficiency for the cook staff.

#### Gym: Health and Safety

In this new plan, the old gym will be torn down and replaced by a multi-purpose addition of which 2,460 square feet (a short, half-court basketball court) will be available as an open space for PE classes as well as indoor recess space, and for preschool use during inclement weather days.

The health and safety focuses on three primary areas which include: ineffectual heating system/no cooling/lack of insulation, ineffectual and inefficient lighting, and deafening acoustics. These will be addressed with the new building. The multi-purpose addition is being designed to meet the LEED Gold standard and will contain an efficient HVAC system with sufficient insulation that will support the entire space.

Lighting is going to be greatly increased because the open space of the multi-purpose is being walled by glass to take advantage of as much natural light as possible, whereas the gym that is being replaced had NO windows or any opening that allowed any natural light in. The lighting system for this area will be high efficiency linear high bay fluorescent fixtures that will be more efficient to operate. This type of fixture also allows instant turn on and off which will allow flexibility of lighting during a program function.

The acoustics of the open space will be greatly enhanced as this open space sits in front of the stage and will be used for musical and dramatic performances. The design will include the use of acoustic metal roof deck and acoustic absorbing panels to improve the acoustics in the space. The amount of acoustic treatment will be “tuned” to allow good acoustics for drama and music functions, as well as PE and cafeteria functions.

All this will provide a very safe and healthy space for children to exercise and be during inclement days for recess as well as greatly reducing the cost of operating the lights and HVAC systems.

#### **How Urgent is this Project:**

This is a very integrated project in which we are addressing many issues. There are several mechanical systems that have or are failing. There are also several inefficient or inadequate learning environments that are on the brink of failure. I have listed the specific areas we are dealing with in our plan below and listed whether the system has failed or not. Overall I would describe the timeline needed as being immediate because of the nature of the project being all tied together.

Main School Building: Health and Safety – IMMEDIATE as the system has FAILED as we exceed occupancy levels during performances, special lunches with community, and parent meetings.

Main School Building: Inadequate classroom spaces – IMMEDIATE as the educational system is FAILING because students are forced to attend classes in non-classroom spaces on a daily basis

Main School Building: Administration – IMMEDIATE as it affects security and confidentiality of students.

Main School Building: Library – IMMEDIATE as space is not large enough for current enrollment of students.

Kitchen: IMMEDIATE, we are violating health and safety codes, and student enrollment has exceeded kitchen capacity. We also have regular equipment failures due to use of equipment long beyond expected life spans. These failures also affect health and safety issues.

Gym: IMMEDIATE The Colorado Facility Assessment recommended immediate replacement of the gym. HVAC system has FAILED

**What is the Cost Associated with this Issue:** \$1,861,777.23

**Issue:** Security

**Deficiencies Associated with this Issue:**

Main School Building: Security

The main school building has multiple points of entry that create security issues in that while we do have one main point of entry for visitors, we have no secure way of keeping them out in the case of an emergency. Our office is located in the newer wing and creates the scenario that all visitors must pass through the entire school before reaching the office located at the end of a corridor in the new wing. This fact can not be changed without major renovation as the room closest to the front door is the school library as well as a branch of the Montrose County Library system. Without a public address system we currently have no way to communicate with the entire school simultaneously in the event of an emergency.

**Proposed Solution to Address the Deficiencies Listed Above:**

In our proposal we are adding a new office area on front of the school and creating a corridor with the library addition where the current main entrance is. We will create a new entrance area/hallway with a double set of doors. This will allow visitors to enter the first door, but they must stop at the locked interior door and check in with the office that is there. Because the school library is also a branch of the Public Library, this new entrance will also control access of library patrons from just walking into the school. The outer doors will be lockable from the inside. As part of the school plan we will be adding an intercom that connects the entire facility so that all areas of the school can be contacted at once.

**How Urgent is this Project:**

IMMEDIATE: This would also have to be described as a failed system, as we have had a few instances of people gaining entry into the building that should not have. Fortunately without major incident or bodily harm. In addition, we have no way to communicate with the entire school which is another failed system.

**What is the Cost Associated with this Issue:** \$552,840.37

**How Does this Project Conform with the Construction Guidelines:**

The project will conform with the Public Schools Construction Guidelines. The following are specific line item examples:

**Section 1 - Safe and Healthy Facilities**

**Unobstructed Path of Egress:** The existing building and the new additions will include unobstructed accessible paths of egress to a public way.

**Event Alerting and Notification System:** This project will include adapting the existing phone system to add intercom capabilities to allow efficient inter-school communications.

**Secured Facilities:** The new entry building addition provides an identifiable main building entry. This entry is directly controlled by the office administration area. A double set of doors is planned that allows visitors to enter and check in at the administration area without entering the rest of the building. All other exterior entrances will be locked to control other access points.

**Safe and Secure Electrical Systems:** The project includes new efficient lighting systems in the renovation areas and new building addition areas. A new emergency lighting system will also be included that will be available when the normal lighting systems fail.

**Safe and Efficient Mechanical Systems:** The project will include new mechanical systems for the new building additions. The existing building mechanical systems will be augmented to provide healthy indoor air quality.

**Food Preparation:** The project will include a new kitchen, food preparation and food storage areas. This facility will include new food service and storage equipment to provide sanitary facilities for preparation, distribution and storage of food.

**American Disabilities Act:** The existing building renovation and new building additions will fully comply with the American Disabilities Act. Toilet facilities will be upgraded, interior signs will be added, and an accessible route of travel will be provided to the building entry and throughout the facility.

**Safe Site:** The project will include the definition and separation of parking, student drop-off, and bus traffic areas. The existing site includes fencing provides secure playfields and site that will be maintained as part of the project. Sidewalks will be included to provide accessible routes of travel leading to the school entrance, and other important areas on the site.

**Section 2 - Elementary/Middle School Educational Programming**

**Preschool and Kindergarten:** The project includes the addition of a dedicated toilet facility off of the existing classroom space that can be shared by the Preschool and Kindergarten students. The existing classroom space is less than the suggested size, but the space accommodates the schools limited enrollment numbers.

**Special Education:** The renovated facility will include break-out classroom spaces and a shared conference room that will

accommodate the special education program.

**Special Program Room:** The renovated facility includes smaller breakout classrooms that will accommodate special programs. The academic curriculum for the school includes break out math classes. It is anticipated that these spaces accommodate this function.

**Classrooms:** Some of the existing classrooms are smaller than the suggested minimum 600 s.f., but accommodate the schools limited enrollment numbers. These classrooms have been analyzed based on the recommended area per student and actual enrollment numbers to establish capacity.

**Band/Vocal Music:** The new building addition includes a dedicated music room that doubles as the stage for performances. This space will have high ceilings and will include acoustic wall treatment for proper acoustics.

**Art:** Although a dedicated art classroom is not included in the project, a dedicated art break-out area off of the main circulation area is included. This space provides ample storage cabinets and counter sinks.

**Beginning Computer Lab:** Due to limited size of the facility, computers are included in the classrooms and spaces throughout. Mobile carts are also available for distribution to classrooms. A dedicated computer lab is not provided.

**Library/Media Center:** The project includes the opportunity to expand the library in the building addition. This addition expands the size of the library and creates a more secure library. The school has a joint use sharing agreement with Montrose County Library. The building addition will allow separation of public and school entries and will improve security. The space will have high ceilings with high windows for natural light. The space will be flexible to allow students to use the space in class groups or in individual study configuration.

**Commercial Kitchen:** The project includes a new commercial kitchen for the facility. It will include new food service preparation equipment and new frozen, cold, and dry storage. Ware washing equipment will be provided.

**Cafeteria/Multi-purpose:** The project includes a new multi-purpose room that will function as the cafeteria and PE space. The stage/music room will be adjacent to this space and will allow it to be used for seating during a performance. This stage will include theatrical lighting and sound system. Windows will be included to provide natural daylight and views from this space. The Paradox Charter School has an arts focus so the design of the gym is based on flexibility of the space for performances and PE activities. As a result, the space is limited but is large enough to allow for a half court basketball, and PE activities. A separate gym is not provided.

**Small Gymnasium:** The school includes an arts focus and it is intended that the multi-purpose space accommodate PE activities. A separate gym is not provided.

**Administrative Offices:** A new administration area is included in the new building addition. The space includes a dedicated reception/ control space, a dedicated director's office, a small nurse area, and a separate teacher work room. One of the flex spaces will be used as a private conference room. This administration area will be located near the main building entrance and will provide security and control for visitors to the building.

### Section 3 – LEED for Schools

As part of the Conceptual Design Document, a preliminary LEED scorecard was developed for the proposed design. The project meets all of the prerequisites for LEED. The intent of the project is to make an effort to achieve a LEED Gold rating.

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

The Paradox Valley School Board has discussed and will continue to commit monies each year to fund the maintenance and upkeep of the new school facility and plan for future needs. PVS has a history of raising funds for renovations and additions which included purchase of a small house on an adjacent property to be used by staff or the Director. In 2002, the new classroom wing was added at a cost of approximately \$350,000 which was raised mainly through grants, and finally in 2008 a modular house was added as teacher housing at a total cost of approximately \$200,000 and paid for by grants and savings. In the past, the Charter school has maintained the budgeted minimum required savings per pupil which have been saved in our COLOTRUST account and can be used for any major maintenance that may become needed for any new or renovated facilities.

Over the last five years, the school has spent an average of \$62,500 annually for operations and maintenance costs school-wide. This amount will continue to be budgeted, but the costs are anticipated to actually go down with the new and renovated facilities containing more efficient lighting and HVAC systems. As the new maintenance budget is established over the first few years

following completion of the project, the unused funds will be transferred to the Capital Reserve Budget for long-term replacement.

We plan to institute an upgraded maintenance plan since the gym is being demolished and the existing facilities are being added on to. The plan will include analysis of what the “new” facility is costing us per year and what the projected life of the major systems are, so that a replacement plan can be established. In addition, we will be doing an Annual Maintenance Inspection (see form below) to identify and repair minor problems, before they become large or costly.

Annual Maintenance Inspection (To be completed first week in June)

Please Check One

Building Area Okay Problem Recommended Repair

Roof

Roof drainage and gutters

Eaves

Outside walls and façade

Windows (indoors and outdoors)

Doors (indoor and outdoor)

Plumbing

Bathrooms

Electrical fixtures

Heating systems

Venting system

Indoor floors

Indoor walls

Hot water heaters

Landscape water drainage

Landscape, sidewalks

Landscape, parking

Landscape, trees, bushes, grass, weeds

Landscape, fences

Other:

Urgent Maintenance:

Inspector signature

Date

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time, Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

The original school building and gymnasium were decommissioned by the West End School District in 1990 when the district consolidated, but were both functional school facilities. Instead of the facility remaining vacant, they were given to the Charter School to use. Per the agreement between the Charter School and District, Paradox Valley School may use the facilities with no charge, but are required to pay for all maintenance and upgrades as required.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

\$10,000

**CDE Comments:**

|  |          |                                     |              |
|--|----------|-------------------------------------|--------------|
| <b>Funded FTE Count:</b>                                       | 44.00    | <b>Bonded Debt Approved:</b>        |              |
| <b>Assessed Valuation:</b>                                     |          | <b>Year Bond Election Passed:</b>   |              |
| <b>PPAV:</b>   |          | <b>Bonded Debt Failed:</b>          |              |
| <b>Bonded Debt:</b>  |          | <b>Year Bond Election Failed:</b>   |              |
| <b>Total Bonding Capacity:</b>                                 |          | <b>2010 Bond Election Results:</b>  |              |
| <b>% of Bonding Capacity Used:</b>                             |          | <b>Median Household Income:</b>     |              |
| <b>Bond Capacity Remaining:</b>                                |          | <b>Free or Reduced Lunch %:</b>     | 68.18%       |
| <b>Existing Bond Mill Levy:</b>                                |          | <b>State Financial Watch:</b>       | No           |
| <b>Who Owns the Facility:</b>                                  | District | <b>Charter School Fund Balance:</b> | \$135,192.00 |
| <b>If it's a 3rd Party Explain:</b>                            |          | <b>Charter Authorizer Letter:</b>   | Yes          |
|  |          | <b>Charter 3 Month Notice:</b>      | Yes          |
|  |          | <b>Charter Chartered for 5 Yrs:</b> | Yes          |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No       | <b>Year Built:</b>                  | 1952         |
| <b>If a Charter School, Where will the Facility Revert To:</b> |          |                                     |              |

All property and facilities return to district ownership.

|                                    |                       |                                    |                       |
|------------------------------------|-----------------------|------------------------------------|-----------------------|
| <b>Current Grant Request:</b>      | <b>\$2,465,319.00</b> | <b>Affected Sq Ft:</b>             | 14,398.00             |
| <b>Current Applicant Match:</b>    | <b>\$304,702.00</b>   | <b>Master Plan Completed:</b>      | Yes                   |
| <b>Current Total Project Cost:</b> | <b>\$2,770,021.00</b> | <b>CDE Minimum Match %:</b>        | 11                    |
| <b>Previous Grant Awards:</b>      | 0                     | <b>Actual Match % Provided:</b>    | 11                    |
| <b>Previous Matches:</b>           | 0                     | <b>Was a Waiver Required:</b>      | N/A                   |
| <b>Future Grant Requests:</b>      | 0                     | <b>Statutory Waiver:</b>           |                       |
| <b>Future Matches:</b>             | 0                     | <b>FCI:</b>                        | 63.62%                |
| <b>Total for all Phases:</b>       | \$2,518,201.00        | <b>CFI:</b>                        | 109.00%               |
| <b>Cost Per Pupil:</b>             | \$46,633.00           | <b>Inflation:</b>                  | 0                     |
| <b>Cost Per Sq Ft:</b>             | \$175.00              | <b>Historical Significance:</b>    | Yes-Granted Exemption |
| <b>Red Flags for Discussion:</b>   | None                  | <b>Does this Qualify For HPCP:</b> | Not Required          |
| <b>Red Flags Explain:</b>          |                       |                                    |                       |

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## HOLYOKE RE-1J - Holyoke ES - ES & JrSr HS Renovations

### School Name: Holyoke ES

|                              |             |
|------------------------------|-------------|
| Number of Buildings:         | 1           |
| All or Portion built by WPA: | No          |
| Gross Area (SF):             | 43,984      |
| Replacement Value:           | \$9,980,416 |
| Condition Budget:            | \$8,089,794 |
| Total FCI:                   | 81.06%      |
| Energy Budget:               | \$15,394    |
| Suitability Budget:          | \$2,600,900 |
| Total RSLI:                  | 3%          |
| Total CFI:                   | 107%        |
| Condition Score: (60%)       | 2.79        |
| Energy Score: (0%)           | 2.21        |
| Suitability Score: (40%)     | 3.70        |
| School Score:                | 3.15        |



**Q#87** - The fire alarm system and its components are installed appear to be in good condition and appear to meet current codes. Score: 5  
**Q#87.2** - The alarm system has been replaced recently. The system is addressable. The system may require upgrades within the next ten years. Score: 4

## HOLYOKE RE-1J - Holyoke Jr/Sr HS - ES & JrSr HS Renovations

### School Name: Holyoke Jr/Sr HS

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 92,500       |
| Replacement Value:           | \$26,582,297 |
| Condition Budget:            | \$12,359,932 |
| Total FCI:                   | 46.50%       |
| Energy Budget:               | \$32,375     |
| Suitability Budget:          | \$2,425,600  |
| Total RSLI:                  | 26%          |
| Total CFI:                   | 55.7%        |
| Condition Score: (60%)       | 3.03         |
| Energy Score: (0%)           | 2.40         |
| Suitability Score: (40%)     | 4.27         |
| School Score:                | 3.53         |



**Q#87** - The fire alarm system and its components are installed appear to be in good condition and appear to meet current codes. Score: 5  
**Q#87.2** - Alarm system is functional. The system is addressable. The system is expected to expire within the next ten years. Score: 3



# CDE BEST FY11-12 Grant Application Summaries

|   |  |   |   |
|---|--|---|---|
| <b>Applicant Name:</b>                      | HOLYOKE RE-1J                                  | <b>Sort Order #:</b>                            | 1.9   |
| <b>County:</b>                              | PHILLIPS                                       | <b>Applicant Priority #</b>                     | 1   |
| <b>Project Title:</b>                       | ES & JrSr HS Renovations                       |   |   |
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fire Alarm            | <input type="checkbox"/> Roof                   | <input type="checkbox"/> Water Systems      |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting              | <input type="checkbox"/> School Replacement     | <input type="checkbox"/> Window Replacement |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA                   | <input type="checkbox"/> Security               | <input type="checkbox"/> New School         |
| <input type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> HVAC                  | <input type="checkbox"/> Facility Sitework      | <input type="checkbox"/> LandPurchase       |
| <input type="checkbox"/> Energy Savings     | <input checked="" type="checkbox"/> Renovation | <input type="checkbox"/> Project Other Explain: |   |

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

The series of BEST Cash Grant applications submitted on behalf of the Holyoke School District represents the values of the community, a thorough assessment of the current structures, and an understanding of life/safety issues that should be addressed immediately.

As a result of the Master Plan process, the District was able to determine that while both schools are over 50 years old, they are structurally sound and are viable buildings with the appropriate attention. The 2010 mill levy override was passed to keep the schools viable for the next 10 to 15 years at which time the District would have the bonding capacity to address further concerns.

Holyoke Elementary School is a 47,200 square foot, single story, brick building built in 1954 with additions in 1966, 1972, 1978 and 1998.

The HVAC, electrical and lighting systems in the Elementary School are original equipment and well past their expected life and in danger of failing. Recent below-zero weather caused the school to close due to classroom temperatures. Poor ventilation and excessive levels of carbon dioxide create an overall poor learning environment.

Most classrooms have two electrical outlets, one on each side of the room. Today's educational environment requires multiple outlets for basic teaching and learning functions. The current solution is to stretch extension cords everywhere which is not approved by the State Fire Safety Inspector.

The 1950s building has many safety concerns including a need for a fully-addressable fire alarm system and controlling the access to the building, both necessities for a safe and secure school in today's day and age.

The roof had its last major work in 1991. With warranties expired, the District has been paying for patching and sealing on an annual basis and still fights leaks in classrooms and hallways. Leaks are difficult to locate with the remodeled false ceiling.

Another issue at the Elementary School is the unsafe bus drop-off area. All parent, pedestrian and bus traffic unloads on the same stretch of curb in the front of the school. One immediate solution identified is to separate parent and bus traffic.

Holyoke Junior/Senior High School is an 119,400 square foot, single story building. The original high school gymnasium was built in 1950. The remainder of the High School was built in 1975 and the Junior High addition was completed in 1998.

Security is also an issue for the Junior/Senior High School because it was designed to allow for easy access to the public areas (gym and auditorium) creating difficulty in monitoring. Improvements are needed in the camera system, emergency all-call system, and with the visibility in the front office to improve the safety of students.

The roof covering the 1975 section of the building is in poor repair. Water pools up to one foot deep in areas and the entire roof has already been coated once requiring a total replacement of the roof. Leaks are frequent and significant damage to the ceiling is eminent.

The front of the Junior/Senior High School has traffic congestion similar to the Elementary School. Students exit in same location as the bus loading area, parent pickup and the student parking lot. The bus drop-off area needs to be relocated away from the front doors and the student parking lot.

The Facility Master Planning process and mill levy override election engaged the staff and community revealing a strong community value to get the most out of the existing facilities. Therefore, the District has prioritized projects to address critical life/ safety

issues with support from the BEST Cash Grant program.

The Holyoke Community is supporting the projects with an additional mill levy override, yet it is still insufficient for the District's priorities. BEST grants are the only means for the District to address the schools' most critical life safety issues to provide a safe and secure environment for its students and staff.

#### **Issue: Renovation**

#### **Deficiencies Associated with this Issue:**

**Overview:** The proposed scope addresses the issue of life safety with respect to the hazardous and overloaded electrical systems within the Elementary and Junior/Senior High Schools, the replacement of the existing boilers at the Elementary School for safety and redundancy, fire rating of the original Boiler Room in the Elementary School, critical safety upgrades to the High School Science Room, and replacement of the outdated and non-compliant fire alarm systems within the Elementary and Junior/Senior High Schools. The two schools in Holyoke School District fail to meet minimum standards necessary for a safe and secure environment. As part of Holyoke School District's phased plan to provide improvements to bring the current facilities up to current standards, this application includes work within the first phase which addresses the District's urgent needs with respect to life safety and replacement of critical systems that are currently beyond their expected useful life. Further definitions of these deficiencies are identified in the 2010 CDE Final School Assessment Report for Holyoke School District and in The Facility Assessment Review Comments from The Neenan Company documents submitted in this application.

Per CDE's statewide facility assessment, Holyoke School District's facility condition index (FCI) is approximately 80% and Colorado Facility Index (CFI) average is 108% for the Elementary School. The Junior/Senior High School's FCI is approximately 46% and CFI average is 56%. The Neenan Company's detailed assessment review, per Holyoke School District's BEST Master Plan, shows the deficiencies to be less severe than the state assessment, with a facility condition index (FCI) of approximately 21% and Colorado Facility Index (CFI) average of 69% for the Elementary School and an FCI of approximately 26% and CFI average of 50% for the Junior/Senior High School, illustrating that renovation of the existing facilities is the most prudent solution. Refer to Section 3 of the Master Plan for further information.

Following are the Holyoke School District's highest priority deficiencies:

1. Electrical power distribution is insufficient within numerous classrooms of both the Elementary and Junior/Senior High Schools. Typical classrooms have two (2) outlets per room limiting the amount of electrical capacity in each room. Classrooms, as well as the computer classroom, currently use power strips and extension cords routed across the floor, overloading electrical circuits and creating tripping hazards for occupants. The evolution of technology into the curriculum, combined with the minimal number of power outlets available for computers and other electronic teaching tools, has created potential fire hazards that have been noted in prior inspection reports from the State Fire Safety Inspector (refer to attached letter).
2. Boiler replacement and Boiler Room upgrades at elementary school- Heating boilers and related pumps are undersized and far beyond their expected useful life and subject to failure. The two existing boilers, located in two separate boiler rooms, are in need of frequent repair, jeopardizing the safety of building occupants during winter months, as there is no redundancy or interconnectivity built into the current, separate systems; a broken boiler results in no heat in a portion of the school. The boiler that supports the original Elementary School (approximately 2/3 of the current school) is the original boiler that was installed in 1953. Based on information from the controls service providers, the original boiler was not refurbished in 2001 as the previous grant application stated. Although operational currently, there are frequent maintenance issues. Where a few years ago, replacement seals were available for the pumps, they are now obsolete and seals and gaskets for repair of the existing equipment are no longer available. Additionally, this boiler is undersized for this portion of the school. The high demand from interior spaces and the exterior snowmelt system added in 2001 results in classrooms that are unable to reach a temperature of 60 degrees during cold winter months and school closures during subzero temperature weather events. School was closed on February 1-2, 2011 during cold weather when five of the classrooms in the south wing could not even reach a temperature of 60 degrees throughout the day with doors shut. The second boiler, over 40 years old and also beyond its lifespan, supports only the 1965 and 1998 additions/remodeled portions of the building without any redundancy capabilities. Additionally, the primary boiler room is not 1-hour rated per code requirements which poses a safety hazard, where if there were an issue with equipment within the boiler room, there is no fire separation between that room and the rest of the building.
3. High School Science Rooms do not meet safety regulations. There is only one gas shut-off for the two science rooms. It is a keyed shut-off and is currently located in the hallway outside of the Chemistry Room. This is very problematic and creates a great safety hazard as the key may not be readily available in case of an emergency and the gas shut-off for the Biology Room is an unacceptable travel distance from that space. Currently, science rooms are unsafe for students and staff and do not meet code requirements.
4. Fire Alarm Systems- Both the Elementary and Junior/Senior High Schools are without fully addressable fire/smoke alarm systems, and the current systems are not monitored by a monitoring service. The schools rely only on manually operated fire alarm pull

stations, which do not provide the ability to detect smoke from fires or identify the locations of smoke and fire emergencies within the buildings, severely compromising the safety of building occupants. The safety risk is intensified by the fact that the fire rating of the current corridors is not up to current standards, and is compromised in many ways, including: the majority of doors within the corridors are not rated and do not have closers, the corridor walls are not continuous and many penetrations are not fire-caulked, leaving gaps in the walls for smoke and fire to migrate through. Additionally, neither of the buildings is fire sprinkled.

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

Solution: Recommendations to Correct Deficiencies

The proposed solution is part of Holyoke School District's first phase (a 10-year plan) to address the District's urgent needs with respect to life safety and replacement of critical systems that are currently beyond their expected useful life. This solution most effectively addresses current health and safety issues.

A detailed description of the solution/benefits that would result from the repairs/renovations is listed below:

1. Electrical power distribution - Increase electrical distribution in classrooms, libraries and computer classrooms in both schools with the installation of additional electrical panel circuits and duplex outlets, eliminating the need for extension cords and associated floor tripping hazards. It has been confirmed that the existing main electrical service for both buildings is adequate to handle the additional electrical outlets and circuits proposed within the scope of this application.
2. Boiler replacement and Boiler Room upgrades at Elementary School - Replace the two existing outdated boilers, heat pumps and related equipment in the Boiler Rooms with three, high efficiency boilers in one room, tied to all interior areas of the school and the existing exterior snowmelt system at the front entrance. This will provide a system sized to meet current heating needs with redundancy to ensure safe, uninterrupted heating service requirements for the Elementary School. Provide 1-hour rated ceiling and fire caulk all new and existing penetrations at the original Boiler Room.
3. High School Science rooms - Improvements to include installation of gas emergency off buttons within the two Science Classrooms at the exit doors to the hallway with a keyed switch at the current location to turn the gas back on to restore a safe and functional, code compliant environment for students and staff.
4. Fire alarm systems - Install fully addressable smoke detection/fire alarm systems at the Elementary and Junior/Senior High Schools to allow both schools to meet current code requirements related to life safety.

#### **How Urgent is this Project:**

Urgency

The urgency of this application for Holyoke School District is based on deficiencies identified in the 2010 Facility Assessment Report and in Section 4 of this BEST application, as identified by the Master Planning team. A mill levy override was passed in November 2010 which will generate additional revenue for ten years in order to provide funding to address the most critical items from the 10-year solutions developed during the Master Plan process, as well as key technology upgrades to make the buildings suitable for students for the next decade or longer until such time the community can approve a bond question. The identified deficiencies substantially exceed the revenue stream from the mill levy override. If the District does not receive the BEST grant funding, it will be forced to prioritize among a list of critical life safety items, resulting in an up to 10-year delay for many of the projects. The longer the delay of these critical improvements, the more likely the District will encounter serious safety and/or security issues.

Currently, as identified in the deficiencies, both existing facilities do not meet current electrical and fire codes. Inadequate power distribution in classrooms and computer labs has resulted in periodic electrical circuit overloading and creation of tripping hazards from extension cords - safety violations that have been officially noted by the State Fire Safety Inspector. Lack of addressable fire alarm/smoke detection systems compromises the safety of building occupants. These conditions are hazardous and require immediate correction.

The two existing boilers within the Elementary School are far beyond their expected useful life. They require frequent repairs and are unable to keep up with the heating demands of the building in winter months, resulting in unacceptably low temperatures and at times requiring school closures.

BEST grant funding is the only viable means for Holyoke School District to continue to thrive in facilities that meet minimum health and life safety needs as determined by CDE. Funding from this grant will allow Holyoke School District to correct hazardous life safety conditions.

**What is the Cost Associated with this Issue:** \$842,736

### **How Does this Project Conform with the Construction Guidelines:**

The existing schools will be renovated and improved to meet Public Schools Construction Guidelines with respect to the specific systems being improved within this scope of work. Areas of the schools and sites not included in the scope of these improvements will remain as is and may or may not comply with Public Schools Construction Guidelines. Further upgrades to address issues of non-compliance within the existing buildings will be considered as part of the 20- and 30-year plans for the Holyoke School District.

The replacement of the Elementary School boilers will bring the Elementary School in compliance with a portion of Section 3.11 of the Construction Guidelines, in that it will allow the school to maintain the building temperature in accordance with the most current version of ASHRAE 55.

Regarding Section 3 of the Public Schools Construction Guidelines, with respect to the majority of the scopes included in this application (increased electrical capacity in classrooms and computer classrooms of the Elementary and Junior/Senior High Schools, installation of gas emergency-off buttons within the two Science Classrooms at the High School, and installation of fully addressable smoke detection/fire alarm systems at the Elementary and Junior/Senior High Schools), the improvements would not be required to meet LEED Gold certification requirements per the following guidelines of the CDE HPCP program outlined in the BEST application:

-Although the proposed improvements may affect the entire building, their scope is very small and actual square footage of improvements is less than 5,000 SF of the building.

&#8208;Proposed renovations do not include HVAC upgrades.

&#8208;The cost of the renovation projects does not exceed 25% of the current values of the buildings.

With respect to the replacement of existing outdated boilers, heat pumps and related equipment at the Elementary School, the boilers will be replaced with new, high-efficiency boilers. The remainder of the existing mechanical system will remain as is unless additional funding is granted for Holyoke School District's Grant Application #5. The improvements would not be required to meet LEED Gold certification requirements per the following guidelines of the CDE HPCP program outlined in the BEST application:

&#8208;The increased initial cost resulting from the HPCP cannot be re&#8208;couped by decreased operational costs within 15 years.

&#8208;The cost of the renovation projects does not exceed 25% of the current values of the buildings.

The boilers will be selected with HPCP guidelines in mind, with the goal being energy-efficient long term solutions, which provide the greatest benefit to the district for years to come. Additional upgrades that would affect the overall energy efficiency of the buildings are to be addressed within the 20-year plan for Holyoke School District.

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

The Holyoke School District operates with a general fund totaling \$ 5,145,273 and is committed to all aspects of providing a quality education. For Fiscal Year 2011, the District has allocated \$441,805 to operations and maintenance, which accounts for 41% of all discretionary spending.

For Fiscal Year 2011, the District has budgeted \$180,000 of general fund money for capital projects which equates to \$310 per student, which exceeds the former required transfer. Even in times of declining enrollment and decreased state funding, the District has made it a priority to protect the capital projects budget. Audited financials demonstrate a long-held commitment to capital projects: FY10 - \$309,129; FY09 - \$876,140; FY08 - \$648,330; FY07 - \$208,755; FY 06 - \$274,368. However, it is clear that \$180,000 is not sufficient for meeting all needs identified in the Master Plan.

In November of 2010, voters approved a mill levy override for ten years that will generate about \$200,000 per year, bringing the available funds for capital projects to about \$380,000 per year for the next ten years before the override sunsets. At our current student population, this amount equates to \$650 per student. It is the intent of the Board and the voters to address facility issues over the next ten years which will require a match through the BEST program.

While the combination of the capital projects budget and mill levy override is a substantial investment in the facilities, it cannot meet the needs identified in the Master Plan for the next ten years. Because the override sunsets, there is no guaranteed funding available for ongoing replacements of any new work completed as a result of this override and potential BEST grant. In order to set aside enough funds to replace all purchases included in the five grants twenty years from now, the District would need to set aside an additional \$340 per pupil for such purpose. As the Master Plan indicates, in order to meet the 20 year needs or replacement of any upgrades completed at this time will require the passage of a bond after the current debt service is complete in 2020.

Therefore, a successful grant application will allow the school to meet its immediate needs until such time when the district is able to pass a bond.

### **If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time, Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

The two primary educational buildings are the Holyoke Elementary School and the Holyoke Junior/Senior High School. The Elementary School was originally built in 1956 with additions in 1966, 1972, 1978, and 1998. The existing auxiliary gym at the Junior /Senior High School was constructed in 1956 and remains a part of the school. In 1978, the High School building was

constructed, and the addition of the Junior High School was completed in 1998.

The School District and community are determined to make sure they get the most value out of the buildings they have, and make sure the community's money is spent wisely. A Master Plan was created to assist the District in evaluating if it is valuable to continue to improve their existing buildings, or if it is more prudent to construct new facilities. The conclusion of the master plan study was that the facilities can be upgraded, they are structurally sound and functional, and it is economically valuable to invest in the current facilities based on a detailed cost analysis of renovation vs. new (refer to the attached Master Plan document for additional information).

While the conclusion is clear that improvements to the existing facilities are more economically viable than replacement of the facilities, there are a multitude of issues within the aging existing buildings that greatly compromise student health and safety. Holyoke School District has devised a phased plan to provide improvements to bring the current facilities up to current standards. The first phase (a 10-year plan) addresses the District's urgent needs with respect to life safety and replacement of critical systems that are currently beyond their expected useful life. This application specifically addresses the issue of life safety with respect to the hazardous and overloaded electrical systems within the Elementary and Junior/Senior High Schools, the replacement of the existing boilers and fire rating of the Boiler Room in the Elementary School for safety and redundancy, critical safety upgrades to the High School Science room, and replacement of the outdated and non-compliant fire alarm systems within the Elementary and Junior/Senior High Schools.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

NA

**CDE Comments:**

HOLYOKE'S 5 APPLICATIONS ARE ALL BASED ON A LONG RANGE MASTER PLAN FOR FACILITY IMPROVEMENTS. THE DISTRICT HAS SEPARATED AND PRIORITIZED PROJECTS FROM THEIR 5-10 YEAR PROJECT LIST. RELATIVE TO THE CDE FACILITY ASSESSMENT, THE DISTRICT'S MASTER PLAN DETERMINED A MUCH LOWER FCI (21%) AND CFI (69%) FOR THE ELEMENTARY SCHOOL BASED ON ACTUAL LONG-TERM PROJECT OPTIONS. THE HIGH SCHOOL WAS ALSO DETERMINED TO BE LOWER, AT 26% (FCI) AND 50% (CFI). THE HOLYOKE ES & JRSRHS HVAC APPLICATION SCOPE IS COMPLIMENTARY TO THIS APPLICATION, AND ADDRESSES IAQ ISSUES.

|  |                |                                     |             |
|--|----------------|-------------------------------------|-------------|
| <b>Funded FTE Count:</b>                                       | 566.00         | <b>Bonded Debt Approved:</b>        |             |
| <b>Assessed Valuation:</b>                                     | 44566430       | <b>Year Bond Election Passed:</b>   |             |
| <b>PPAV:</b>   | \$78,753.00    | <b>Bonded Debt Failed:</b>          |             |
| <b>Bonded Debt:</b>  | \$1,950,000.00 | <b>Year Bond Election Failed:</b>   |             |
| <b>Total Bonding Capacity:</b>                                 | \$8,913,286.00 | <b>2010 Bond Election Results:</b>  | NA          |
| <b>% of Bonding Capacity Used:</b>                             | 22.00%         | <b>Median Household Income:</b>     | \$16,316.00 |
| <b>Bond Capacity Remaining:</b>                                | \$6,963,286.00 | <b>Free or Reduced Lunch %:</b>     | 43.80%      |
| <b>Existing Bond Mill Levy:</b>                                | 4.25           | <b>State Financial Watch:</b>       | No          |
| <b>Who Owns the Facility:</b>                                  | District       | <b>Charter School Fund Balance:</b> | NA          |
| <b>If it's a 3rd Party Explain:</b>                            |                | <b>Charter Authorizer Letter:</b>   | No          |
|  |                | <b>Charter 3 Month Notice:</b>      | No          |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No             | <b>Charter Chartered for 5 Yrs:</b> | No          |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                | <b>Year Built:</b>                  | 1953, 1975  |

NA

|                                    |              |                                    |                       |
|------------------------------------|--------------|------------------------------------|-----------------------|
| <b>Current Grant Request:</b>      | \$537,665.80 | <b>Affected Sq Ft:</b>             | 166,600.00            |
| <b>Current Applicant Match:</b>    | \$389,344.20 | <b>Master Plan Completed:</b>      | Yes                   |
| <b>Current Total Project Cost:</b> | \$927,010.00 | <b>CDE Minimum Match %:</b>        | 42                    |
| <b>Previous Grant Awards:</b>      | 0            | <b>Actual Match % Provided:</b>    | 42                    |
| <b>Previous Matches:</b>           | 0            | <b>Was a Waiver Required:</b>      | N/A                   |
| <b>Future Grant Requests:</b>      | 0            | <b>Stautory Waiver:</b>            |                       |
| <b>Future Matches:</b>             | 0            | <b>FCI:</b>                        | 63.78%                |
| <b>Total for all Phases:</b>       | \$842,736.00 | <b>CFI:</b>                        | 81.35%                |
| <b>Cost Per Pupil:</b>             | \$1,468.00   | <b>Inflation:</b>                  | 2                     |
| <b>Cost Per Sq Ft:</b>             | \$5.00       | <b>Historical Significance:</b>    | Yes-Granted Exemption |
| <b>Red Flags for Discussion:</b>   | None         | <b>Does this Qualify For HPCP:</b> | Not Required          |
| <b>Red Flags Explain:</b>          |              |                                    |                       |



# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## HOLYOKE RE-1J - Holyoke ES - ES & JrSrHS Security Upgrades

School Name: Holyoke ES

|                              |             |
|------------------------------|-------------|
| Number of Buildings:         | 1           |
| All or Portion built by WPA: | No          |
| Gross Area (SF):             | 43,984      |
| Replacement Value:           | \$9,980,416 |
| Condition Budget:            | \$8,089,794 |
| Total FCI:                   | 81.06%      |
| Energy Budget:               | \$15,394    |
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| Total RSLI:                  | 3%          |
| Total CFI:                   | 107%        |
| Condition Score: (60%)       | 2.79        |
| Energy Score: (0%)           | 2.21        |
| Suitability Score: (40%)     | 3.70        |
| School Score:                | 3.15        |



**Q#125.1 - DISAGREE:** There is restricted access at secondary entrances and controlled access at the building main entrance as recommended in the guidelines. Score: 1 **Q#125.2 - AGREE:** The facility is designed so that supervision is enhanced through proper sightlines or video cameras, few or no "hiding areas", good visibility both inside and outside the building, and visual access to appropriate areas. Score: 1

## HOLYOKE RE-1J - Holyoke Jr/Sr HS - ES & JrSrHS Security Upgrades

School Name: Holyoke Jr/Sr HS

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 92,500       |
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**Q#125.1 - AGREE:** There is restricted access at secondary entrances and controlled access at the building main entrance as recommended in the guidelines. Score: 5 **Q#125.2 - DISAGREE:** The facility is designed so that supervision is enhanced through proper sightlines or video cameras, few or no "hiding areas", good visibility both inside and outside the building, and visual access to appropriate areas. Score: 1



# CDE BEST FY11-12 Grant Application Summaries

|   |  |   |   |
|---|--|---|---|
| <b>Applicant Name:</b>                      | HOLYOKE RE-1J                                  | <b>Sort Order #:</b>                            | 1.9   |
| <b>County:</b>                              | PHILLIPS                                       | <b>Applicant Priority #</b>                     | 2   |
| <b>Project Title:</b>                       | ES & JrSrHS Security Upgrades                  |   |   |
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fire Alarm            | <input type="checkbox"/> Roof                   | <input type="checkbox"/> Water Systems      |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting              | <input type="checkbox"/> School Replacement     | <input type="checkbox"/> Window Replacement |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA                   | <input type="checkbox"/> Security               | <input type="checkbox"/> New School         |
| <input type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> HVAC                  | <input type="checkbox"/> Facility Sitework      | <input type="checkbox"/> LandPurchase       |
| <input type="checkbox"/> Energy Savings     | <input checked="" type="checkbox"/> Renovation | <input type="checkbox"/> Project Other Explain: |   |

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Most classrooms have two electrical outlets, one on each side of the room. Today's educational environment requires multiple outlets for basic teaching and learning functions. The current solution is to stretch extension cords everywhere which is not approved by the State Fire Safety Inspector.

The 1950s building has many safety concerns including a need for a fully-addressable fire alarm system and controlling the access to the building, both necessities for a safe and secure school in today's day and age.

The roof had its last major work in 1991. With warranties expired, the District has been paying for patching and sealing on an annual basis and still fights leaks in classrooms and hallways. Leaks are difficult to locate with the remodeled false ceiling.

Another issue at the Elementary School is the unsafe bus drop-off area. All parent, pedestrian and bus traffic unloads on the same stretch of curb in the front of the school. One immediate solution identified is to separate parent and bus traffic.

Holyoke Junior/Senior High School is an 119,400 square foot, single story building. The original high school gymnasium was built in 1950. The remainder of the High School was built in 1975 and the Junior High addition was completed in 1998.

Security is also an issue for the Junior/Senior High School because it was designed to allow for easy access to the public areas (gym and auditorium) creating difficulty in monitoring. Improvements are needed in the camera system, emergency all-call system, and with the visibility in the front office to improve the safety of students.

The roof covering the 1975 section of the building is in poor repair. Water pools up to one foot deep in areas and the entire roof has already been coated once requiring a total replacement of the roof. Leaks are frequent and significant damage to the ceiling is eminent.

The front of the Junior/Senior High School has traffic congestion similar to the Elementary School. Students exit in same location as the bus loading area, parent pickup and the student parking lot. The bus drop-off area needs to be relocated away from the front doors and the student parking lot.

The Facility Master Planning process and mill levy override election engaged the staff and community revealing a strong community value to get the most out of the existing facilities. Therefore, the District has prioritized projects to address critical life/ safety

issues with support from the BEST Cash Grant program.

The Holyoke Community is supporting the projects with an additional mill levy override, yet it is still insufficient for the District's priorities. BEST grants are the only means for the District to address the schools' most critical life safety issues to provide a safe and secure environment for its students and staff.

#### **Issue: Renovation**

#### **Deficiencies Associated with this Issue:**

**Overview:** The proposed scope addresses security at school entries. The Junior/Senior High School entrance is not under visual supervision due to administrative offices residing in the center of the building. Numerous secondary access points around the Elementary and Junior/Senior High Schools lack both visual and electronic access control. The two schools in Holyoke School District fail to meet minimum standards necessary for a safe and secure environment. As part of Holyoke School District's phased plan to provide improvements to bring the current facilities up to current standards, this application includes work within the first phase, which addresses the District's urgent needs with respect to life safety and replacement of critical systems that are currently beyond their expected useful life.

Further definitions of these deficiencies are identified in the 2010 CDE Final School Assessment Report for Holyoke School District and in The Facility Assessment Review Comments from The Neenan Company documents submitted in this application.

Per CDE's statewide facility assessment, Holyoke School District's facility condition index (FCI) is approximately 80% and Colorado Facility Index (CFI) average is 108% for the Elementary School. The Junior/Senior High School's FCI is approximately 46% and CFI average is 56%. The Neenan Company's detailed assessment review, per Holyoke School District's BEST Master Plan, shows the deficiencies to be less severe than the state assessment, with a facility condition index (FCI) of approximately 21% and Colorado Facility Index (CFI) average of 69% for the Elementary School and an FCI of approximately 26% and CFI average of 50% for the Junior/Senior High School, illustrating that renovation of the existing facilities is the most prudent solution. Refer to Section 3 of the Master Plan for further information.

#### **Deficiencies:**

Security at school entries is highly compromised due to lack of supervision and controlled flow of visitor traffic at the main entries of each school. The Administrative offices of the Junior/Senior High School are within the interior of the building, allowing anyone to enter the school without checking in. At both buildings, there are multiple unsecured entries which are not able to be monitored during school hours, creating a high risk of uninvited persons easily gaining access to the buildings. There is no access control system in place at either building's entries, no security cameras within the Elementary School, and image quality of the existing security cameras at exterior doors of the Junior/Senior High School is illegible due to substandard equipment. There are no exterior security cameras at either the Elementary School or Junior/Senior High School. The lack of security within each building and across the campus creates a significant liability for the School District and compromises the life safety of students and staff.

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

#### **Solution: Recommendations to Correct Deficiencies**

The proposed solution is part of Holyoke School District's first phase (a 10-year plan) to address the District's urgent needs with respect to life safety and replacement of critical systems that are currently beyond their expected useful life. This solution most effectively addresses current health and safety issues.

A detailed description of the solution/benefits that would result from the renovations is listed below:

Security for entries at both schools will be brought up to current safety standards through interior remodeling to increase visual control of entries from administration offices and the retrofitting of entry doors with access control monitoring and control devices. Video surveillance systems will be installed at primary entries in the Elementary School and current video surveillance system monitoring capabilities at the Junior/Senior High School will be relocated to the Administration offices for improved supervision. At the Elementary School, an interior remodel will allow a line of site for both of the Administration receptionists, as well as the ability to remotely lock/unlock the inner vestibule doors for controlled entry into the school. All visitors will be required to check-in with a receptionist before being permitted into the building. All other doors will be locked during school hours, allowing visitors to only have the ability to enter at one location. Additionally, the remodel relocates the entry door to the administration offices to the secure hallway inside the vestibule doors to provide increased security for both staff within the office and students and staff in the building who need to access the main office. At the Junior/Senior High School, retrofitting the south and angled east walls of the administration offices with additional glazing will allow improved visual control over the main entry. Video cameras will be installed at the main entry doors and monitored from the reception area. Entry doors will be remotely monitored for controlled entry into the school. Exterior door contacts will be installed at secondary entrance doors of both schools with monitoring located at the receptions areas to ensure doors remain shut during school hours.

## How Urgent is this Project:

### Urgency

The urgency of this application for Holyoke School District is based on deficiencies identified in the 2010 Facility Assessment Report and in Section 4 of the BEST application, as identified by the Master Planning team. A mill levy override was passed in November 2010, which will generate additional revenue for ten years in order to provide funding to address the most critical items from the 10-year solutions developed during the Master Plan process, as well as key technology upgrades to make the buildings suitable for students for the next decade or longer until such time the community can approve a bond question. The identified deficiencies substantially exceed the revenue stream from the mill levy override. If the District does not receive the BEST grant funding, it will be forced to prioritize among a list of critical life safety items, resulting in an up to 10-year delay for many of the projects. The longer the delay of these critical improvements, the more likely the district will encounter serious safety and/or security issues.

Currently, as identified in the deficiencies, Holyoke School District does not have appropriate conditions pertaining to security within the facilities. Without immediate correction, Holyoke Elementary and Holyoke Junior/Senior High School are risking threats to life safety and security of students and staff members.

BEST grant funding is the only viable means for Holyoke School District to continue to thrive in facilities that meet minimum health and life safety needs as determined by CDE. Funding from this grant will allow Holyoke School District to correct hazardous life safety conditions.

**What is the Cost Associated with this Issue:** \$523,431

### How Does this Project Conform with the Construction Guidelines:

The existing schools will only be renovated and improved to meet Public Schools Construction Guidelines with respect to the specific systems being improved within this scope of work. Areas of the schools and sites not included in the scope of these improvements will remain as is and may or may not comply with Public Schools Construction Guidelines. Further upgrades to address issues of non-compliance within the existing buildings will be considered as part of the 20- and 30-year plans for the Holyoke School District.

Included in this application is the renovation of the existing Elementary School and Junior/Senior High School administration areas. Regarding Section 3 of the Public Schools Construction Guidelines, the existing buildings are not required to meet LEED Gold certification requirements per the following

guidelines of the CDE HPCP program outlined in the BEST application:

• The area of renovations contains less than 5,000 SF of the building

-The Junior/Senior High School's administration area renovation includes no HVAC upgrades.

-The Elementary School's administration remodel requires only very minor HVAC upgrades.

• The increased initial cost resulting from the HPCP cannot be recouped by decreased operational costs within 15 years.

• The cost of the renovation projects does not exceed 25% of the current values of the buildings.

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

The Holyoke School District operates with a general fund totaling \$ 5,145,273 and is committed to all aspects of providing a quality education. For Fiscal Year 2011, the District has allocated \$441,805 to operations and maintenance, which accounts for 41% of all discretionary spending.

For Fiscal Year 2011, the District has budgeted \$180,000 of general fund money for capital projects which equates to \$310 per student, which exceeds the former required transfer. Even in times of declining enrollment and decreased state funding, the District has made it a priority to protect the capital projects budget. Audited financials demonstrate a long-held commitment to capital projects: FY10 - \$309,129; FY09 - \$876,140; FY08 - \$648,330; FY07 - \$208,755; FY 06 - \$274,368. However, it is clear that \$180,000 is not sufficient for meeting all needs identified in the Master Plan.

In November of 2010, voters approved a mill levy override for ten years that will generate about \$200,000 per year, bringing the available funds for capital projects to about \$380,000 per year for the next ten years before the override sunsets. At our current student population, this amount equates to \$650 per student. It is the intent of the Board and the voters to address facility issues over the next ten years which will require a match through the BEST program.

While the combination of the capital projects budget and mill levy override is a substantial investment in the facilities, it cannot meet the needs identified in the Master Plan for the next ten years. Because the override sunsets, there is no guaranteed funding available for ongoing replacements of any new work completed as a result of this override and potential BEST grant. In order to set aside enough funds to replace all purchases included in the five grants twenty years from now, the District would need to set aside an additional \$340 per pupil for such purpose. As the Master Plan indicates, in order to meet the 20 year needs or replacement of any upgrades completed at this time will require the passage of a bond after the current debt service is complete in 2020.

Therefore, a successful grant application will allow the school to meet its immediate needs until such time when the district is able to pass a bond.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time, Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

The two primary educational buildings are the Holyoke Elementary School and the Holyoke Junior/Senior High School. The Elementary School was originally built in 1956 with additions in 1966, 1972, 1978, and 1998. The existing auxiliary gym at the Junior /Senior High School was constructed in 1956 and remains a part of the school. In 1978, the High School building was constructed, and the addition of the Junior High School was completed in 1998.

The School District and community are determined to make sure they get the most value out of the buildings they have, and make sure the community's money is spent wisely. A Master Plan was created to assist the District in evaluating if it is valuable to continue to improve their existing buildings, or if it is more prudent to construct new facilities. The conclusion of the master plan study was that the facilities can be upgraded, they are structurally sound and functional, and it is economically valuable to invest in the current facilities based on a detailed cost analysis of renovation vs. new (refer to the attached Master Plan document for additional information).

While the conclusion is clear that improvements to the existing facilities are more economically viable than replacement of the facilities, there are a multitude of issues within the aging existing buildings that greatly compromise student health and safety. Holyoke School District has devised a phased plan to provide improvements to bring the current facilities up to current standards. The first phase (a 10-year plan) addresses the District's urgent needs with respect to life safety and replacement of critical systems that are currently beyond their expected useful life. This application specifically addresses security at school entries. The Junior/Senior High School entrance is not under visual supervision due to administrative offices residing in the center of the building. Numerous secondary access points around the Elementary and Junior/Senior High Schools lack both visual and electronic access control.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

NA

**CDE Comments:**

HOLYOKE'S 5 APPLICATIONS ARE ALL BASED ON A LONG RANGE MASTER PLAN FOR FACILITY IMPROVEMENTS. THE DISTRICT HAS SEPARATED AND PRIORITIZED PROJECTS FROM THEIR 5-10 YEAR PROJECT LIST. RELATIVE TO THE CDE FACILITY ASSESSMENT, THE DISTRICT'S MASTER PLAN DETERMINED A MUCH LOWER FCI (21%) AND CFI (69%) FOR THE ELEMENTARY SCHOOL BASED ON ACTUAL LONG-TERM PROJECT OPTIONS. THE HIGH SCHOOL WAS ALSO DETERMINED TO BE LOWER, AT 26% (FCI) AND 50% (CFI).

|  |                |                                     |             |
|--|----------------|-------------------------------------|-------------|
| <b>Funded FTE Count:</b>                                       | 566.00         | <b>Bonded Debt Approved:</b>        |             |
| <b>Assessed Valuation:</b>                                     | 44566430       | <b>Year Bond Election Passed:</b>   |             |
| <b>PPAV:</b>   | \$78,753.00    | <b>Bonded Debt Failed:</b>          |             |
| <b>Bonded Debt:</b>  | \$1,950,000.00 | <b>Year Bond Election Failed:</b>   |             |
| <b>Total Bonding Capacity:</b>                                 | \$8,913,286.00 | <b>2010 Bond Election Results:</b>  | NA          |
| <b>% of Bonding Capacity Used:</b>                             | 22.00%         | <b>Median Household Income:</b>     | \$16,316.00 |
| <b>Bond Capacity Remaining:</b>                                | \$6,963,286.00 | <b>Free or Reduced Lunch %:</b>     | 43.80%      |
| <b>Existing Bond Mill Levy:</b>                                | 4.25           | <b>State Financial Watch:</b>       | No          |
| <b>Who Owns the Facility:</b>                                  | District       | <b>Charter School Fund Balance:</b> | NA          |
| <b>If it's a 3rd Party Explain:</b>                            |                | <b>Charter Authorizer Letter:</b>   | No          |
|  |                | <b>Charter 3 Month Notice:</b>      | No          |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No             | <b>Charter Chartered for 5 Yrs:</b> | No          |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                | <b>Year Built:</b>                  | 1953, 1975  |

NA

|                                    |              |                                    |                       |
|------------------------------------|--------------|------------------------------------|-----------------------|
| <b>Current Grant Request:</b>      | \$333,948.92 | <b>Affected Sq Ft:</b>             | 166,600.00            |
| <b>Current Applicant Match:</b>    | \$241,825.08 | <b>Master Plan Completed:</b>      | Yes                   |
| <b>Current Total Project Cost:</b> | \$575,774.00 | <b>CDE Minimum Match %:</b>        | 42                    |
| <b>Previous Grant Awards:</b>      | 0            | <b>Actual Match % Provided:</b>    | 42                    |
| <b>Previous Matches:</b>           | 0            | <b>Was a Waiver Required:</b>      | N/A                   |
| <b>Future Grant Requests:</b>      | 0            | <b>Stautory Waiver:</b>            |                       |
| <b>Future Matches:</b>             | 0            | <b>FCI:</b>                        | 63.78%                |
| <b>Total for all Phases:</b>       | \$523,431.00 | <b>CFI:</b>                        | 81.35%                |
| <b>Cost Per Pupil:</b>             | \$911.00     | <b>Inflation:</b>                  | 2                     |
| <b>Cost Per Sq Ft:</b>             | \$3.00       | <b>Historical Significance:</b>    | Yes-Granted Exemption |
| <b>Red Flags for Discussion:</b>   | None         | <b>Does this Qualify For HPCP:</b> | Not Required          |
| <b>Red Flags Explain:</b>          |              |                                    |                       |



# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## HOLYOKE RE-1J - Holyoke ES - ES & JrSrHS Site Upgrades

School Name: Holyoke ES

|                              |             |
|------------------------------|-------------|
| Number of Buildings:         | 1           |
| All or Portion built by WPA: | No          |
| Gross Area (SF):             | 43,984      |
| Replacement Value:           | \$9,980,416 |
| Condition Budget:            | \$8,089,794 |
| Total FCI:                   | 81.06%      |
| Energy Budget:               | \$15,394    |
| Suitability Budget:          | \$2,600,900 |
| Total RSLI:                  | 3%          |
| Total CFI:                   | 107%        |
| Condition Score: (60%)       | 2.79        |
| Energy Score: (0%)           | 2.21        |
| Suitability Score: (40%)     | 3.70        |
| School Score:                | 3.15        |



**Q#16.2** - Traffic routing has some safety and separation problems. At least one of the bus lanes is missing or has circulation conflict. Score: 3 **Q#17.4** - Traffic routing has some safety and separation problems. At least one of the parent lanes is missing or has circulation conflict. Score: 3

## HOLYOKE RE-1J - Holyoke Jr/Sr HS - ES & JrSrHS Site Upgrades

School Name: Holyoke Jr/Sr HS

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 92,500       |
| Replacement Value:           | \$26,582,297 |
| Condition Budget:            | \$12,359,932 |
| Total FCI:                   | 46.50%       |
| Energy Budget:               | \$32,375     |
| Suitability Budget:          | \$2,425,600  |
| Total RSLI:                  | 26%          |
| Total CFI:                   | 55.7%        |
| Condition Score: (60%)       | 3.03         |
| Energy Score: (0%)           | 2.40         |
| Suitability Score: (40%)     | 4.27         |
| School Score:                | 3.53         |



**Q#16.2** - Traffic routing has numerous safety and separation problems. Most, but not all of the bus lanes are missing or have circulation conflict due to separation problems. Score: 2 **Q#17.4** - Traffic routing has some safety and separation problems. At least one of the parent lanes is missing or has circulation conflict. Score: 3

# CDE BEST FY11-12 Grant Application Summaries

|   |  |   |   |
|---|--|---|---|
| <b>Applicant Name:</b>                      | HOLYOKE RE-1J                                  | <b>Sort Order #:</b>                            | 1.9   |
| <b>County:</b>                              | PHILLIPS                                       | <b>Applicant Priority #</b>                     | 4   |
| <b>Project Title:</b>                       | ES & JrSrHS Site Upgrades                      |   |   |
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fire Alarm            | <input type="checkbox"/> Roof                   | <input type="checkbox"/> Water Systems      |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting              | <input type="checkbox"/> School Replacement     | <input type="checkbox"/> Window Replacement |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA                   | <input type="checkbox"/> Security               | <input type="checkbox"/> New School         |
| <input type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> HVAC                  | <input type="checkbox"/> Facility Sitework      | <input type="checkbox"/> LandPurchase       |
| <input type="checkbox"/> Energy Savings     | <input checked="" type="checkbox"/> Renovation | <input type="checkbox"/> Project Other Explain: |   |

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

The series of BEST Cash Grant applications submitted on behalf of the Holyoke School District represents the values of the community, a thorough assessment of the current structures, and an understanding of life/safety issues that should be addressed immediately.

As a result of the Master Plan process, the District was able to determine that while both schools are over 50 years old, they are structurally sound and are viable buildings with the appropriate attention. The 2010 mill levy override was passed to keep the schools viable for the next 10 to 15 years at which time the District would have the bonding capacity to address further concerns.

Holyoke Elementary School is a 47,200 square foot, single story, brick building built in 1954 with additions in 1966, 1972, 1978 and 1998.

The HVAC, electrical and lighting systems in the Elementary School are original equipment and well past their expected life and in danger of failing. Recent below-zero weather caused the school to close due to classroom temperatures. Poor ventilation and excessive levels of carbon dioxide create an overall poor learning environment.

Most classrooms have two electrical outlets, one on each side of the room. Today's educational environment requires multiple outlets for basic teaching and learning functions. The current solution is to stretch extension cords everywhere which is not approved by the State Fire Safety Inspector.

The 1950s building has many safety concerns including a need for a fully-addressable fire alarm system and controlling the access to the building, both necessities for a safe and secure school in today's day and age.

The roof had its last major work in 1991. With warranties expired, the District has been paying for patching and sealing on an annual basis and still fights leaks in classrooms and hallways. Leaks are difficult to locate with the remodeled false ceiling.

Another issue at the Elementary School is the unsafe bus drop-off area. All parent, pedestrian and bus traffic unloads on the same stretch of curb in the front of the school. One immediate solution identified is to separate parent and bus traffic.

Holyoke Junior/Senior High School is an 119,400 square foot, single story building. The original high school gymnasium was built in 1950. The remainder of the High School was built in 1975 and the Junior High addition was completed in 1998.

Security is also an issue for the Junior/Senior High School because it was designed to allow for easy access to the public areas (gym and auditorium) creating difficulty in monitoring. Improvements are needed in the camera system, emergency all-call system, and with the visibility in the front office to improve the safety of students.

The roof covering the 1975 section of the building is in poor repair. Water pools up to one foot deep in areas and the entire roof has already been coated once requiring a total replacement of the roof. Leaks are frequent and significant damage to the ceiling is eminent.

The front of the Junior/Senior High School has traffic congestion similar to the Elementary School. Students exit in same location as the bus loading area, parent pickup and the student parking lot. The bus drop-off area needs to be relocated away from the front doors and the student parking lot.

The Facility Master Planning process and mill levy override election engaged the staff and community revealing a strong community value to get the most out of the existing facilities. Therefore, the District has prioritized projects to address critical life/ safety



issues with support from the BEST Cash Grant program.

The Holyoke Community is supporting the projects with an additional mill levy override, yet it is still insufficient for the District's priorities. BEST grants are the only means for the District to address the schools' most critical life safety issues to provide a safe and secure environment for its students and staff.

**Issue: Renovation**

**Deficiencies Associated with this Issue:**

Overview: The proposed scope addresses site safety concerns, which create hazardous conditions for students on a daily basis. Students from the Junior/Senior High School walk several blocks along a narrow street sidewalk to utilize the District's only cafeteria located within the Elementary School, causing them to overflow into the street. The existing bus loading and parent drop-off areas are co-located at the main entrance of both buildings. The two schools in Holyoke School District fail to meet minimum standards necessary for a safe and secure environment. As part of Holyoke School District's phased plan to provide improvements to bring the current facilities up to current standards, this application includes work within the first phase, which addresses the District's urgent needs with respect to life safety and replacement of critical systems that are currently beyond their expected useful life.

Further definitions of these deficiencies are identified in the 2010 CDE Final School Assessment Report for Holyoke School District and in The Facility Assessment Review Comments from The Neenan Company documents submitted in this application.

Per CDE's statewide facility assessment, Holyoke School District's facility condition index (FCI) is approximately 80% and Colorado Facility Index (CFI) average is 108% for the Elementary School. The Junior/Senior High School's FCI is approximately 46% and CFI average is 56%. The Neenan Company's detailed assessment review per Holyoke School District's BEST Master Plan shows the deficiencies to be less severe than the state assessment, with a facility condition index (FCI) of approximately 21% and Colorado Facility Index (CFI) average of 69% for the Elementary School and an FCI of approximately 26% and CFI average of 50% for the Junior/Senior High School, illustrating that renovation of the existing facilities is the most prudent solution. Refer to Section 3 of the Master Plan for further information.

Deficiencies:

1. Sidewalk between schools - Both the Junior/Senior High and Elementary Schools share the elementary school cafeteria facilities. Students from the Junior/Senior High School walk several blocks to and from the Elementary School cafeteria along a narrow street sidewalk. The inability of the constricted sidewalk to handle the high volume of foot traffic causes the students to overflow into the street, in the path of vehicular traffic, putting students at great risk and creating a significant life safety concern.
2. Safety at bus loading/parent drop-off - Currently both the bus loading and parent drop-off areas are in the same location, as well as directly within street traffic at the Elementary School. The parent parking lot is located adjacent to the bus loading zone, requiring students to cross general street traffic, other parent drop-offs, and buses to get to the building entrance. This creates a condition where vehicles, buses and pedestrians intersect each other, causing life safety concerns for students and staff. A similar condition exists at the Junior/Senior High School, where the bus loading and parent drop-off areas are both located at the main entrance to the building, concentrating much activity into one area and causing intersection of bus, vehicle, and pedestrian traffic, which creates a hazardous environment for students and staff.
3. Site Lighting - The existing site lighting at both the Junior/Senior High School and Elementary School is limited to the original exterior light fixtures and minimal light poles at the city streets. The existing exterior light fixtures at the Junior/Senior High School consist primarily of soffit mounted can lights that focus light downward only and do not provide light beyond the immediate entry door. Lighting at the sidewalks leading from the street to primary and secondary entrance doors falls far short of the code required one foot candle of light for safe egress from a building, and creates a safety concern for students and staff entering and exiting the building outside of daylight hours.

**Proposed Solution to Address the Deficiencies Listed Above:**

Solution: Recommendations to Correct Deficiencies

The proposed solution is part of Holyoke School District's first phase (a 10-year plan) to address the District's urgent needs with respect to life safety and replacement of critical systems that are currently beyond their expected useful life. This solution most effectively addresses current health and safety issues.

A detailed description of the solution/benefits that would result from the renovations/repairs is listed below:

1. Sidewalk between schools- Replace the existing sidewalk along S. Morlan Avenue with a 10'-0" wide sidewalk to accommodate the high foot traffic volumes during lunch period and allow students enough room to safely walk between schools to and from the Elementary School cafeteria.

2. Safety at bus loading/parent drop-offs- The new site designs for both the Elementary School and Junior/Senior High School will allow for separation between parent drop-off and bus loading areas. Bus loading and parent drop-off will have separate locations allowing for students to safely access the school entries. The installation of additional way-finding signs and pavement markings will aid the flow of pedestrian and vehicular traffic, improving safety. At the Junior/Senior High School, the existing sidewalk along the south side of E. Gordon Street will shift south to allow the bus loading area to be adjacent to the existing street, while not encroaching in the street right-of-way so that two-way traffic can be safely maintained. The new bus loading area at the Elementary School will be located on the north side of E. Johnson Street. That street is currently very wide and can easily accommodate the addition of the bus loading area, while still allowing two-way traffic on that street. The Holyoke City Manager, Mark Brown, was present at the work session where these options were discussed. He is in support of the proposed solutions and believes the separation of bus and parent drop-off areas would result in a big improvement to the traffic flow around the sites (refer to attached letter from Holyoke City Manager).

3. Site Lighting- Replace existing and provide additional building mounted exterior lights at entry doors and parking areas of both the Elementary and Junior/Senior High Schools for increased site safety.

### **How Urgent is this Project:**

#### **Urgency**

The urgency of this application for Holyoke School District is based on deficiencies identified in the 2010 Facility Assessment Report and in Section 4 of the BEST application, as identified by the Master Planning team. A mill levy override was passed in November 2010, which will generate additional revenue for ten years in order to provide funding to address the most critical items from the 10-year solutions developed during the Master Plan process as well as key technology upgrades to make the buildings suitable for students for the next decade or longer until such time the community can approve a bond question. The identified deficiencies substantially exceed the revenue stream from the mill levy override. If the District does not receive the BEST grant funding, it will be forced to prioritize among a list of critical life safety items, resulting in an up to 10-year delay for many of the projects. The longer the delay of these critical improvements, the more likely the District will encounter serious safety and/or security issues.

Currently, as identified in the deficiencies, Holyoke School District does not have appropriate conditions pertaining to security on campus. Without immediate correction, Holyoke Elementary and Holyoke Junior/Senior High School are risking threats to life safety and security of students and staff members.

The bus loading and parent drop-off areas for both the Elementary School and Junior/Senior High School are in the same location (at the main entry to the buildings), as well as directly within street traffic, creating a condition where vehicles, buses and pedestrians intersect each other, causing life safety concerns for students and staff.

The requirement for Junior/Senior High School students to walk three blocks to the Elementary School for lunch along South Morlan Avenue, overflowing the narrow sidewalk into the street, poses urgency for correction. The risk posed by this deficiency is a hazard to life safety.

BEST grant funding is the only viable means for Holyoke School District to continue to thrive in facilities that meet minimum health and life safety needs as determined by CDE. Funding from this grant will allow Holyoke School District to correct hazardous life safety conditions.

**What is the Cost Associated with this Issue:** \$327,873

### **How Does this Project Conform with the Construction Guidelines:**

The existing schools will only be renovated and improved to meet Public Schools Construction Guidelines with respect to the specific systems being improved within this scope of work. Areas of the schools and sites not included in the scope of these improvements will remain as is and may or may not comply with Public Schools Construction Guidelines. Further upgrades to address issues of non-compliance within the existing buildings will be considered as part of the 20- and 30-year plans for the Holyoke School District.

Included in this application are sidewalk widening between schools for student safety, relocation of bus drop-offs for separation of bus and parent drop-offs for improved site safety at Junior/Senior High School & Elementary School, and building site lighting improvements for improved site safety at Junior/Senior High School & Elementary School. Regarding Section 3 of the Public Schools Construction Guidelines, the existing buildings are not required to meet LEED Gold certification requirements per the following guidelines of the CDE HPCP program outlined in the BEST application:

-The project includes no building square feet.

-The project includes no HVAC upgrades.

&#8208;The cost of the renovation projects does not exceed 25% of the current values of the buildings.

Building mounted exterior lights will be full cut-off fixtures.

**How Does the Applicant Plan to Maintain this Project if it is Awarded:**

The Holyoke School District operates with a general fund totaling \$ 5,145,273 and is committed to all aspects of providing a quality education. For Fiscal Year 2011, the District has allocated \$441,805 to operations and maintenance, which accounts for 41% of all discretionary spending.

For Fiscal Year 2011, the District has budgeted \$180,000 of general fund money for capital projects which equates to \$310 per student, which exceeds the former required transfer. Even in times of declining enrollment and decreased state funding, the District has made it a priority to protect the capital projects budget. Audited financials demonstrate a long-held commitment to capital projects: FY10 - \$309,129; FY09 - \$876,140; FY08 - \$648,330; FY07 - \$208,755; FY 06 - \$274,368. However, it is clear that \$180,000 is not sufficient for meeting all needs identified in the Master Plan.

In November of 2010, voters approved a mill levy override for ten years that will generate about \$200,000 per year, bringing the available funds for capital projects to about \$380,000 per year for the next ten years before the override sunsets. At our current student population, this amount equates to \$650 per student. It is the intent of the Board and the voters to address facility issues over the next ten years which will require a match through the BEST program.

While the combination of the capital projects budget and mill levy override is a substantial investment in the facilities, it cannot meet the needs identified in the Master Plan for the next ten years. Because the override sunsets, there is no guaranteed funding available for ongoing replacements of any new work completed as a result of this override and potential BEST grant. In order to set aside enough funds to replace all purchases included in the five grants twenty years from now, the District would need to set aside an additional \$340 per pupil for such purpose. As the Master Plan indicates, in order to meet the 20 year needs or replacement of any upgrades completed at this time will require the passage of a bond after the current debt service is complete in 2020.

Therefore, a successful grant application will allow the school to meet its immediate needs until such time when the district is able to pass a bond.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time, Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

The two primary educational buildings are the Holyoke Elementary School and the Holyoke Junior/Senior High School. The Elementary School was originally built in 1956 with additions in 1966, 1972, 1978, and 1998. The existing auxiliary gym at the Junior /Senior High School was constructed in 1956 and remains a part of the school. In 1978, the High School building was constructed, and the addition of the Junior High School was completed in 1998.

The School District and community are determined to make sure they get the most value out of the buildings they have, and make sure the community's money is spent wisely. A Master Plan was created to assist the District in evaluating if it is valuable to continue to improve their existing buildings, or if it is more prudent to construct new facilities. The conclusion of the master plan study was that the facilities can be upgraded, they are structurally sound and functional, and it is economically valuable to invest in the current facilities based on a detailed cost analysis of renovation vs. new (refer to the attached Master Plan document for additional information).

While the conclusion is clear that improvements to the existing facilities are more economically viable than replacement of the facilities, there are a multitude of issues within the aging existing buildings that greatly compromise student health and safety. Holyoke School District has devised a phased plan to provide improvements to bring the current facilities up to current standards. The first phase (a 10-year plan) addresses the District's urgent needs with respect to life safety and replacement of critical systems that are currently beyond their expected useful life. This application specifically addresses site safety concerns which create hazardous conditions for students on a daily basis. Students from the Junior/Senior High School walk several blocks along a narrow street sidewalk to utilize the District's only cafeteria, located within the Elementary School, causing them to overflow into the street. The existing bus loading and parent drop-off areas are co-located at the main entrance of both buildings.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

NA

**CDE Comments:**

HOLYOKE'S 5 APPLICATIONS ARE ALL BASED ON A LONG RANGE MASTER PLAN FOR FACILITY IMPROVEMENTS. THE DISTRICT HAS SEPARATED AND PRIORITIZED PROJECTS FROM THEIR 5-10 YEAR PROJECT LIST. THE CITY OF HOLYOKE IS IN SUPPORT OF THE SITE IMPROVEMENTS PROPOSED AND HAS OFFERED TO PROVIDE LABOR AND MATERIALS TO MOVE EXISTING LIGHT POLES

**Funded FTE Count:** 566.00  
**Assessed Valuation:** 44566430  
**PPAV:** \$78,753.00  
**Bonded Debt:** \$1,950,000.00  
**Total Bonding Capacity:** \$8,913,286.00  
**% of Bonding Capacity Used:** 22.00%  
**Bond Capacity Remaining:** \$6,963,286.00  
**Existing Bond Mill Levy:** 4.25  
**Who Owns the Facility:** District  
**If it's a 3rd Party Explain:**

**Is the Facility in a Lease Purchase Agreement:** No  
**If a Charter School, Where will the Facility Revert To:**

NA

**Bonded Debt Approved:**  
**Year Bond Election Passed:**  
**Bonded Debt Failed:**  
**Year Bond Election Failed:**  
**2010 Bond Election Results:** NA  
**Median Household Income:** \$16,316.00  
**Free or Reduced Lunch %:** 43.80%  
**State Financial Watch:** No  
**Charter School Fund Balance:** NA  
**Charter Authorizer Letter:** No  
**Charter 3 Month Notice:** No  
**Charter Chartered for 5 Yrs:** No  
**Year Built:** 1953, 1975

**Current Grant Request:** \$209,182.80  
**Current Applicant Match:** \$151,477.20  
**Current Total Project Cost:** \$360,660.00  
**Previous Grant Awards:** 0  
**Previous Matches:** 0  
**Future Grant Requests:** 0  
**Future Matches:** 0  
**Total for all Phases:** \$327,873.00  
**Cost Per Pupil:** \$571.00  
**Cost Per Sq Ft:** \$14.00  
**Red Flags for Discussion:** None  
**Red Flags Explain:**

**Affected Sq Ft:** 22,500.00  
**Master Plan Completed:** Yes  
**CDE Minimum Match %:** 42  
**Actual Match % Provided:** 42  
**Was a Waiver Required:** N/A  
**Stautory Waiver:**  
**FCI:** 63.78%  
**CFI:** 81.35%  
**Inflation:** 2  
**Historical Significance:** Yes-Granted Exemption  
**Does this Qualify For HPCP:** Not Required

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## PUEBLO RURAL 70 - Pueblo West HS - HS Addition

### School Name: Pueblo West HS

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 136,583      |
| Replacement Value:           | \$40,758,314 |
| Condition Budget:            | \$2,889,320  |
| Total FCI:                   | 7.09%        |
| Energy Budget:               | \$47,804     |
| Suitability Budget:          | \$11,095,900 |
| Total RSLI:                  | 33%          |
| Total CFI:                   | 34.4%        |
| Condition Score: (60%)       | 3.23         |
| Energy Score: (0%)           | 1.92         |
| Suitability Score: (40%)     | 3.93         |
| School Score:                | 3.51         |



# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** PUEBLO RURAL 70

**Sort Order #:** 1.9

**County:** PUEBLO

**Applicant Priority #** 1

**Project Title:** HS Addition

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

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

Pueblo County School District 70 is a Colorado leader in innovative educational delivery. Beginning in 2008, District 70 launched an initiative called “21st Century Tools for a 21st Century Education”. This initiative provided a laptop computer for every high school student, an interactive whiteboard for every preschool through 8th grade classroom, and a tablet computer for every member of the instructional staff. More important than the physical products involved, though, was the efforts to educate teachers in these new instructional deliver methods. Pueblo West High School has been a leader within the district in changing the way we deliver education, by engaging students in this new way, and enhancing each student’s educational experience. This construction project to complete Pueblo West High School, for which we are seeking assistance through the BEST Program, is an extension of the 21st century environment present currently in Pueblo West High School, and in all of Pueblo County School District 70.

Pueblo West High School opened its doors in 1997, in a community poised for further growth. The original designers of the facility planned for expansion to be done in stages, knowing that rapid growth in Pueblo West was likely to occur, and that affordable land and housing would attract families with school-age children. The school has since had three additions, which result in an estimated student capacity of 1,295 students. Currently, the school utilizes three modular buildings (six classrooms), in addition to its building classroom capacity space to accommodate the student population and programming needs. The enrollment at Pueblo West High School in the fall of 2011 was 1,249 students. Projections in the recently completed Facility Master Plan, performed by Strategic Resources West, places student enrollment for 2016 at 1,472 students, well beyond capacity.

Although the facility is in good overall condition, three specific health and safety concerns exist. First, the most recently added classroom wing has a temporary wall as its most northern façade. This temporary wall has allowed water to pour in to the building, causing potential mold concerns in both the floor covering and the wall itself. Efforts have been made to address this concern through maintenance services, however, the problem can only be truly be addressed through the completion of this wall as a permanent structure. The second concern is the lack of student restroom facilities on either floor of this current classroom wing. Plans for the proposed construction phase do include restrooms. The third health and safety concern that would be addressed through this construction phase is the elimination of the modular classrooms.

The final staged addition to Pueblo West High School consists of ten classrooms, and would address the health and safety concerns currently existing at the school. These classrooms would be constructed north of an existing wing that is currently enclosed by a temporary wall from the last building phase in 2004, thus eliminating the temporary wall that currently exists there. Programming needs for this wing have been determined based on deficiencies in the current facility. Among those are the need for an additional science laboratory, a seminar classroom for the International Baccalaureate program, and 8 typical classrooms to allow for the elimination of the modular classrooms currently in use.

## Issue: Addition

### Deficiencies Associated with this Issue:

Although a recently built facility, Pueblo West High School has three significant health and safety issues that must be addressed. During construction of the most recent phase of the existing building, a temporary wall enclosure was utilized. The basis for this temporary wall was the long range plan that called for one final addition to Pueblo West High School to be built about 3 years after this addition was completed. Currently, that temporary wall has been in place for 6 years, and allows water to enter into the building during any measurable rain. The school and the District are concerned that without replacing this wall, air quality problems due to mold in the structural wall will worsen. This temporary structure must be made permanent. A second health and safety concern is the lack of student restroom facilities in the most recently completed wing of the school. This classroom wing has capacity of 360 students, yet no restrooms exist on either floor of this wing. The third health and safety concern is the utilization of modular buildings. Not only are the modular buildings themselves an inadequate learning environment, but their location on the campus, and ease of access from the parking lots and roadways make them a significant safety concern. The proposed classroom addition will complete 3 goals. First, it will allow for the elimination of the temporary wall. Second, it will allow for restrooms easily accessible to the student population. Third, and most importantly, this addition will allow enough in-building capacity to



eliminate the use of modular classrooms on the campus altogether.

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

The proposed classroom addition would provide for the elimination of the temporary wall, the addition of student restrooms, and the elimination of the modular classrooms. This would address and eliminate all three stated health and safety concerns. To arrive at this solution, Pueblo County School District 70 began discussions with CDE Capital Construction staff regarding the BEST program and the possibilities that may exist. Next steps involved the creation of the District's Facility Master Plan. The Board of Education solicited the services of Mr. Denny Hill of Strategic Resources West, a longtime master planner and economist. The research by Mr. Hill, and the subsequent report to the Board of Education demonstrated the most critical need in the District to be the completion of the final addition to Pueblo West High School. This would allow for enough capacity to meet the projected growth needs through 2016, while more importantly addressing the three key health and safety needs present at Pueblo West High School. The District's Long Range Planning Committee has been in place since 2007, specifically focused on the completion of many District facilities, pointing toward a bond issue in 2010, but because of economic concerns based on polling, the District chose to delay the bond issue until November, 2011. Additionally, District and Pueblo West High School staff have worked with a local architect to design the facility based on school programming needs, and capacity needs based on the information presented by Strategic Resources West in the District's Facility Master Plan. This joint effort, combined with the leadership and knowledge of the CDE Capital Construction staff, will result in an energy efficient, student centered learning environment that will serve Pueblo West High School and the Pueblo West constituents for decades to come.

#### **How Urgent is this Project:**

The three stated existing health and safety concerns at Pueblo West High School are critical and should be addressed as soon as adequate funding is acquired. For this reason, Pueblo County School District 70, in conjunction with the District's Long Range Planning Committee, have prioritized this project as the top ranking project on the list of potential 2011 bond projects, should the district be successful in the November 2011 election. The District, along with its political consultant, believes that receiving an award through the CDE Building Excellent Schools Today program will greatly increase the likelihood of voter approval of the planned bond issue. For this reason, the District has partnered with Strategic Resources West to develop the Facility Master Plan, and with HGF Architects to design this project and provide cost estimates, making a great effort to demonstrate the need for this project's completion. We believe this joint effort will result in a successful grant award, and thank all involved for their efforts and dedication to providing optimal educational facilities for the students of Colorado.

**What is the Cost Associated with this Issue:** \$3,407,998

#### **How Does this Project Conform with the Construction Guidelines:**

We believe this construction project will conform to the guidelines established by the Capital Construction Assistance Board, and will ensure the compliance with these guidelines. To begin this process of adhering to these guidelines, prior to the initial development phase for this project, representatives of the District met with the architect for this grant to advise them of the CCAB guidelines, and that the design of this project must confirm to these guidelines. The architect was provided with the guidelines, and when developing the initial design and cost estimates, has used these guidelines as a basis. Specific references would include: 3.17 A facility that complies with the American Disabilities Act providing accessibility to physically disabled persons. Although our current facility is in compliance with ADA, we do believe that the accessibility to student restrooms is limited in the newest addition to the school, and the proposed addition will address this issue.

4.1 Elementary, middle, high, and PK-12 schools built with high quality, durable, easily maintainable building materials and finishes. The current existence of a temporary wall as the northern most façade of the most recent addition to Pueblo West High School is not a durable material. The proposed addition will eliminate the existing problem.

4.8 Elementary, middle, high, and PK-12 buildings that functionally meet the recommended educational programming set forth below, are not over capacity, and are located in permanent buildings. Each facility should have the potential, or be planned for, expansion of services for the benefit of the students for programs such as full-day kindergarten and preschool, and school based health services. The proposed addition will address the current deficiencies in this area.

Additionally, we are excited to lead K-12 school construction in Pueblo County with the potential of the first LEED school construction in the county. Recently, the district has undertaken multiple phases of implementing energy conservation measures by upgrading lighting and controls in our school facilities, as well as replacing several inefficient boiler units. These demonstrate our dedication to energy efficient schools, and we look forward to working with CDE Capital Construction staff in the development of the first LEED School in Pueblo County.

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

Pueblo County School District 70 continues to allocate funds to the Capital Reserve Fund of the District, despite the elimination of this as a statutory minimum requirement. In doing so, the District provides for the replacement of major mechanical systems, such as HVAC systems, as they near the end of their useful life. About twelve years ago, the District entered into an agreement with Honeywell to replace several mechanical systems, and to upgrade lighting. Recently, the school board authorized additional lighting and control mechanism upgrades, as well as several additional mechanical systems to be replaced. Although budgets have been trimmed significantly, the District continues to value energy efficient buildings, and will provide funds to the Capital Reserve

fund to continue funding this priority. End of life replacement for major mechanical systems related to this construction project will be funded in the same manner. The estimated annual allocation to the Capital Reserve fund for this specific school and purpose is \$ 19,650. This amount is a portion of the funds dedicated to the repayment of Build America Bonds used to finance the lighting, controls, and mechanical system replacements referred to earlier. The end of life for the mechanical systems in this addition will coincide with the fulfillment of debt obligations related to prior projects, which will allow these allocations to provide for additional capital projects at that time.

Regular maintenance and upkeep will be performed by District maintenance staff, as well as school building custodial staff. Additional funds will be allocated to Pueblo West High School for the maintenance and upkeep of this additional classroom wing, however, the District does believe that the current staff will be able to adequately absorb the additional work.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time, Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

Pueblo West High School opened in 1997, and remains in good condition overall. However, several health and safety concerns do exist, specifically related to the existence of a temporary wall in the most recent classroom addition, and the housing of student classrooms in modular buildings. These conditions are the basis for this grant application.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

19650

**CDE Comments:**

THIS PROJECT WAS APPLIED FOR IN 2010 BUT NOT RECOMMENDED MAINLY BECAUSE THE SCOPE WASN'T CLEAR.

|  |                  |                                     |                 |
|--|------------------|-------------------------------------|-----------------|
| <b>Funded FTE Count:</b>                                       | 8,470.00         | <b>Bonded Debt Approved:</b>        | \$29,900,000.00 |
| <b>Assessed Valuation:</b>                                     | 567014819        | <b>Year Bond Election Passed:</b>   | 02              |
| <b>PPAV:</b>   | \$66,942.00      | <b>Bonded Debt Failed:</b>          |                 |
| <b>Bonded Debt:</b>  | \$57,065,000.00  | <b>Year Bond Election Failed:</b>   |                 |
| <b>Total Bonding Capacity:</b>                                 | \$113,402,964.00 | <b>2010 Bond Election Results:</b>  | NA              |
| <b>% of Bonding Capacity Used:</b>                             | 50.00%           | <b>Median Household Income:</b>     | \$20,304.00     |
| <b>Bond Capacity Remaining:</b>                                | \$56,337,964.00  | <b>Free or Reduced Lunch %:</b>     | 36.03%          |
| <b>Existing Bond Mill Levy:</b>                                | 13.498           | <b>State Financial Watch:</b>       | No              |
| <b>Who Owns the Facility:</b>                                  | District         | <b>Charter School Fund Balance:</b> | NA              |
| <b>If it's a 3rd Party Explain:</b>                            |                  | <b>Charter Authorizer Letter:</b>   | No              |
|  |                  | <b>Charter 3 Month Notice:</b>      | No              |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No               | <b>Charter Chartered for 5 Yrs:</b> | No              |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                  | <b>Year Built:</b>                  | 1995            |

NA

|                                    |                |                                    |           |
|------------------------------------|----------------|------------------------------------|-----------|
| <b>Current Grant Request:</b>      | \$2,111,255.00 | <b>Affected Sq Ft:</b>             | 17,057.00 |
| <b>Current Applicant Match:</b>    | \$1,467,143.00 | <b>Master Plan Completed:</b>      | Yes       |
| <b>Current Total Project Cost:</b> | \$3,578,398.00 | <b>CDE Minimum Match %:</b>        | 41        |
| <b>Previous Grant Awards:</b>      | 0              | <b>Actual Match % Provided:</b>    | 41        |
| <b>Previous Matches:</b>           | 0              | <b>Was a Waiver Required:</b>      | N/A       |
| <b>Future Grant Requests:</b>      | 0              | <b>Stautory Waiver:</b>            |           |
| <b>Future Matches:</b>             | 0              | <b>FCI:</b>                        | 7.09%     |
| <b>Total for all Phases:</b>       | \$3,407,998.00 | <b>CFI:</b>                        | 34.40%    |
| <b>Cost Per Pupil:</b>             | \$9,466.00     | <b>Inflation:</b>                  | 3         |
| <b>Cost Per Sq Ft:</b>             | \$199.00       | <b>Historical Significance:</b>    | NA        |
| <b>Red Flags for Discussion:</b>   | None           | <b>Does this Qualify For HPCP:</b> | Required  |
| <b>Red Flags Explain:</b>          |                |                                    |           |

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## LAKE R-1 - Lake County MS - MS Renovation

### School Name: Lake County MS

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 142,616      |
| Replacement Value:           | \$38,533,294 |
| Condition Budget:            | \$9,156,383  |
| Total FCI:                   | 23.76%       |
| Energy Budget:               | \$49,916     |
| Suitability Budget:          | \$2,638,500  |
| Total RSLI:                  | 32%          |
| Total CFI:                   | 30.7%        |
| Condition Score: (60%)       | 3.19         |
| Energy Score: (0%)           | 1.92         |
| Suitability Score: (40%)     | 4.50         |
| School Score:                | 3.71         |



**Q#103.1** - The exterior walls are in poor condition. Score: 2 **Q#110.4** - The roof covering is in poor condition with reported leaks Score: 2 **Q#86** - The school is fully sprinkled Score: 3 **Q#120.3** - The system and plumbing fixtures are functioning and in use but are showing signs of age Score: 3 **Q#161** - The interior flooring are in good condition with only minor wear and tear Score: 4

# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** LAKE R-1

**Sort Order #:** 4

**County:** LAKE

**Applicant Priority #** 3

**Project Title:** MS Renovation

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

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

### Middle School Reconfiguration

#### Part 3 of District Comprehensive Planning

Lake County Middle School currently houses Grades 5-8 as a middle school with core curriculum, music, physical education, special education and technology programming. The middle school also houses a Swimming Pool that is owned and operated by the Leadville Community. The Master plan recommends renovation and modernization of the existing building to re-purposing the facility as a Grade 1-6 Elementary School. This would mean that grades 5 -6 would remain in this facility and grades 1-4 would move in from West Park Elementary School, and grades 7-8 would move over into the High school. This addresses several of the needs across grades K-12 in the district. Lake County Middle School Plan utilizes existing resources: Existing MS floor plan configuration is conducive to desired elementary school. Existing middle school is appropriately sized and allows for proper desired student capacity for 1 thru 6. The middle school administration area is well suited for conversion to required elementary admin function with limited building changes.

West Park Elementary School is currently utilized as a Grade 1-4 Elementary School and includes core curriculum, music, physical education, special education and technology programs. The Master plan recommends renovation and modernization of the existing building addressing the health and safety issues, and re-purposing the facility as a Kindergarten School and District Administration Office. In addition the round building will be removed from the school. Minor renovations will need to be made to accommodate the needs of the growing kindergarten and the District Administration.

Margaret J. Pitts Elementary currently houses District Kindergarten classes, as well as Pre-school and Headstart programming known as The Center. The Master plan recommends that Pitts Elementary would retain The Center for Pre-School and HeadStart programming and only Kindergarten classes would move to West Park Elementary.

Thus, Pitts would remain close to its current configuration for the majority of the renovations and changes at the other schools and may be considered for changes at a later date. It should be noted that The Colorado Historical Society has deemed Pitts Elementary as historically significant and eligible for listing on the State Register of Historic Properties. If any major renovations using State funding are proposed, the Historical Society must first be notified and engaged. With the reduction of classes at the school; a portion of the building will be closed off and a savings on heating that portion will benefit the district.

It is important to note that the community will have a strong need for preschool programs and expanded classroom needs as the Climax Mine is anticipated to resume operations in 2012. They are currently hiring 145 employees and are anticipated to hire 240 more within two years. This will have a great impact on the school district. It is wise to keep preschool through 12th grade options open, safe and in useable condition for our community.

Our community is unable to fund the total costs of the project and does not have the bonding capacity for this comprehensive plan; yet it is necessary and urgent that the health and safety items are addressed along with space issues and updated technology. Therefore, a BEST grant is key to moving forward. I also believe that the grant will help us pass a bond that would not be possible otherwise.

### Issue: Renovation

#### Deficiencies Associated with this Issue:

Lake County Middle School is one of the newer structures as it was built in 1977 and offers middle school programs for grades 5-8. In addition to District programming for the middle school students, the school houses a pool that is operated and maintained by the County and used by students and the entire community. This school was renovated in 2004 to add additional structural walls in the classroom wings and to provide more windows on exterior walls. 142,616 SF (28,523 SF Pool)

- Some of the site components are beyond their useful life, but many just need deferred maintenance.
- The concrete walks need replacement. Asphalt areas are in need of replacement. Due to the freeze/thaw nature of the local environment, exterior paving has a short life expectancy. Frequent plowing and ice thawing chemicals have impacted the surface of the pavement. sidewalk design should consider location and proper ADA features. New sidewalks should be wide enough to accommodate frequent mini snow plow use.

#61692; The circulation pattern for the school bus drop-off|pick-up needs further evaluation, ideally a bus area would be provided separate from parent|car drop-off|pick-up areas.

- Some of the building condition deficiencies, like plumbing fixtures, show a need for replacement, but some just need deferred maintenance and modernization.

#### #61692; Specialty Equipment

The food service equipment is original to the building. Some pieces have been repaired over the years, however parts for some of the FS equipment is no longer available. FS equipment failures are frequent according to the LCSD maintenance staff. Drain problems continue that puts a delay in production for lunch hour. In addition, tiles on the floor need to be replaced as they lift up and cause a tripping hazard. The ovens are old and need replacement and the booster heaters for the dishwasher need to be replaced.

#61692; It is recommended that the thermal envelope (exterior walls) should be tuck pointed, new sealants at gaps|joints|openings be done at the next available opportunity.

#61692; The rubber flooring in the gymnasium is in need of replacement. It is suspected that this floor has been impacted by the chlorine and chemicals in the air from the pool.

#### 4 xiii site evaluation

The existing playground is located west of the building (between the building and wooded hill side. There is a fence enclosure around this area. Future consideration should be given to accommodating additional playground area on site, although existing topography may make this a challenge.

The existing site lighting is average in terms of quantity and providing safe illumination levels to and from the parking lot. Future improvements should consider the use of high efficiency lighting (poles, pedestrian and building wall packs) with the design reviewed with school administration and district security personnel.

Site Drainage: The site flows from north to south. The existing building has been constructed into the hillside. There are some signs of minor distress on the building for localized drainage buildup. Generally drainage flows around the building to the southern lot.

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

The existing gymnasium is sized appropriately for use as ES gym. Access to P.E./Athletic opportunities for elementary students is increased. Existing MS floor plan is configured to allow for supplementary student spaces within the existing student houses. The next step after the high school renovation and West Park renovation is to create the middle school upgrades for the use of the building at an elementary. Included in the necessary safety issues are the following:

- New sidewalks to accommodate for snow removal and building access.
- Site work to change the bus lane and flow of traffic for parents and students
- Create bus lane separate from parent drop off area.
- Classroom upgrades to accommodate the elementary/possible plumbing, etc.

The middle school plan includes movement of the 7th and 8th grade to the high school as explained in the first application (Phase 1).

This plan increases student safety by eliminating the need for middle school students taking classes at the high school to cross a busy, often icy street with poor marking and visibility

#### **How Urgent is this Project:**

The high school renovation is the most urgent although the middle school upgrades must follow immediately along with the elementary. The minor upgrades need to be in place for the elementary students to be able to move into the middle school at the same time the 7th and 8th graders move into the high school. This will relieve the overcrowding at the elementary school. The last phase will be preparation of the elementary for the kindergarten and the admin offices. This can be accomplished the same year as the middle school upgrades. Most of the changes at West Park will be interior although the demolition of part of the building must occur in the summer.

**What is the Cost Associated with this Issue:** \$692,800.00

#### **How Does this Project Conform with the Construction Guidelines:**

They will all conform to the guidelines. The items will include upgraded heating and ventilation, security systems in place, sidewalks replaced and made compliant and safe.

Guidelines 1.2.1 include health and safety issues mentioned in the deficiencies.

3.3-Continuous and unobstructed path of egress.



- 3.17--Compliance with ADA
- 3.18--Separate pedestrian and vehicular traffic
- 3.18--Dedicated bus staging
- 3.185--Maintained sidewalks

**How Does the Applicant Plan to Maintain this Project if it is Awarded:**

The Lake County School District has set aside approximately \$250,000 per year for maintenance and capital reserve issues. We will continue to do this in order to receive the maximum life out of the upcoming projects and facility. We take pride in maintaining old equipment and maintaining our facilities on a very limited budget.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time, Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

The school will be re-purposed and converted from a grade 5-8 to a grades 1-6. The facility was built in 1977 and had renovations in 2004. The open concept was changed to closed classrooms. Windows were added and classroom spaces created. The school was also designed originally to house 3-8th grade so many of the features are applicable to elementary school instructional needs.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

0

**CDE Comments:**

LAKE SD SEPARATED THEIR PROJECT INTO THREE SEPARATE GRANTS BUT IT IS ONE PLAN. IT IS POSSIBLE THAT FUNDING THEIR 1ST PRIORITY COULD SET THE PLAN IN MOTION, BUT IDEALLY ALL THREE WOULD BE AWARDED AT THE SAME TIME. INFLATION IS BASED ON 3.08% PER YEAR FOR 3 YEARS.

|  |                 |                                     |                |
|--|-----------------|-------------------------------------|----------------|
| <b>Funded FTE Count:</b>                                       | 1,034.00        | <b>Bonded Debt Approved:</b>        | \$2,000,000.00 |
| <b>Assessed Valuation:</b>                                     | 108260409       | <b>Year Bond Election Passed:</b>   | 03             |
| <b>PPAV:</b>   | \$104,650.00    | <b>Bonded Debt Failed:</b>          | \$2,500,000.00 |
| <b>Bonded Debt:</b>  | \$530,000.00    | <b>Year Bond Election Failed:</b>   | 08             |
| <b>Total Bonding Capacity:</b>                                 | \$21,652,082.00 | <b>2010 Bond Election Results:</b>  | NA             |
| <b>% of Bonding Capacity Used:</b>                             | 2.00%           | <b>Median Household Income:</b>     | \$18,524.00    |
| <b>Bond Capacity Remaining:</b>                                | \$21,122,082.00 | <b>Free or Reduced Lunch %:</b>     | 70.62%         |
| <b>Existing Bond Mill Levy:</b>                                | 1.64            | <b>State Financial Watch:</b>       | No             |
| <b>Who Owns the Facility:</b>                                  | District        | <b>Charter School Fund Balance:</b> | NA             |
| <b>If it's a 3rd Party Explain:</b>                            |                 | <b>Charter Authorizer Letter:</b>   | No             |
|  |                 | <b>Charter 3 Month Notice:</b>      | No             |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No              | <b>Charter Chartered for 5 Yrs:</b> | No             |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                 | <b>Year Built:</b>                  | 1977           |

NA

|                                    |              |                                    |              |
|------------------------------------|--------------|------------------------------------|--------------|
| <b>Current Grant Request:</b>      | \$426,764.80 | <b>Affected Sq Ft:</b>             | 142,616.00   |
| <b>Current Applicant Match:</b>    | \$335,315.20 | <b>Master Plan Completed:</b>      | Yes          |
| <b>Current Total Project Cost:</b> | \$762,080.00 | <b>CDE Minimum Match %:</b>        | 44           |
| <b>Previous Grant Awards:</b>      | 0            | <b>Actual Match % Provided:</b>    | 44           |
| <b>Previous Matches:</b>           | 0            | <b>Was a Waiver Required:</b>      | N/A          |
| <b>Future Grant Requests:</b>      | 0            | <b>Stautory Waiver:</b>            |              |
| <b>Future Matches:</b>             | 0            | <b>FCI:</b>                        | 23.76%       |
| <b>Total for all Phases:</b>       | \$692,800.00 | <b>CFI:</b>                        | 30.70%       |
| <b>Cost Per Pupil:</b>             | \$1,385.00   | <b>Inflation:</b>                  | 3            |
| <b>Cost Per Sq Ft:</b>             | \$6.00       | <b>Historical Significance:</b>    | NA           |
| <b>Red Flags for Discussion:</b>   | None         | <b>Does this Qualify For HPCP:</b> | Not Required |
| <b>Red Flags Explain:</b>          |              |                                    |              |



# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## ADAMS-ARAPAHOE 28-J - Clyde Miller ES - ES/MS HVAC Upgrades

### School Name: Clyde Miller ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 46,675       |
| Replacement Value:           | \$14,019,841 |
| Condition Budget:            | \$11,062,047 |
| Total FCI:                   | 78.90%       |
| Energy Budget:               | \$16,336     |
| Suitability Budget:          | \$2,163,500  |
| Total RSLI:                  | 5%           |
| Total CFI:                   | 94.5%        |
| Condition Score: (60%)       | 3.24         |
| Energy Score: (0%)           | 2.02         |
| Suitability Score: (40%)     | 4.11         |
| School Score:                | 3.59         |



**Q#165** - Windows and glazing are in poor condition with some components deteriorated and damaged. Score: 2 **Q#162** - Ceilings are worn and have cosmetic deficiencies with visible damage in some areas. Score: 2 **Q#118.1** - The lighting in the school is in poor condition. Score: 2 **Q#194** - No the building receives almost NO natural light. Score: 1 **Q#120.3** - The system and fixtures are unsatisfactory. Score: 1

# CDE BEST FY11-12 Grant Application Summaries

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

**Sort Order #:** 4.2

**County:** ARAPAHOE

**Applicant Priority #** 1

**Project Title:** ES/MS HVAC Upgrades

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

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

Aurora Public Schools Long Range Facility Advisory Committee (LRFAC) began planning in 2005 for a bond program that would go to the voters in 2008. The total value of requirements considered in that planning cycle was \$476 million, leading to \$215 million in funding recommendations. Of the \$261 million of unfunded projects, the Clyde Miller Elementary School HVAC retrofit was the highest ranked and the high priority for funding from a future capital construction program.

The \$215 million dollar program limit was set by the capacity remaining in debt limit based on projections provided to us by our Finance Department in 2008. Per state law, school districts' debt limit is set at 20 % of the assessed valuation of all real property in the district. In the past 15 years, Aurora's voters have been very supportive of district bond referenda. In 1995, Aurora's voters approved \$69.8 million. This was followed by \$225 million in 2002 and \$215 million in 2008. Since our bond passed in 2008, we have seen our debt limit decrease. In July 2010, the district had \$326,959,982 of bonded debt outstanding against the debt limit of \$356,273,962. Due to stalled development and declining property values, the district's remaining voter- approved borrowing authorization from the 2008 referendum actually exceeded the state's 20% of assessed value debt limit. This occurred as follows:

- By July 2010, \$132,685,000 of bonds had been sold against the \$215 million approved in the 2008 election. This figure was part of the district's total \$356,273,962 of bonded indebtedness.
- The difference between \$215 million and \$132,685,000 means that the district currently had authority from its voters to issue an additional \$82,315,000 of bonds.
- The difference between the district's statutory debt limit of \$356,273,962 and \$326,959,982 was only \$29,313,980.

However, the state does allow school districts with rapid growth to temporarily increase their debt limit to 25% of their assessed value. With that increase the district was able to sell the remaining \$82,315,000. The fact is that Aurora Public Schools has temporarily exceeded its 20% bonding limit. The \$215 million approved by our voters in 2008 is entirely allocated to projects as detailed in our 2008 Facility and Technology Needs Report of September 2008. Our next bond program must wait for existing debt to be paid down and/or for property values to increase. It is difficult to predict when property values will recover and growth will resume.

Low property values have long restricted Aurora Public Schools' capital programs. Through an analysis of per pupil assessed valuations, it may easily be computed that an "average" Colorado district with the enrollment of Aurora Public Schools would have a debt limit of \$600 million compared to Aurora's \$356 million. This discrepancy has a major influence on what we build, how we build, and on how carefully the district must manage its limited capital funds.

In addition to the statutory limit on funds, our ability to complete deferred maintenance and planned replacement projects is impacted by the amount of our bonding capacity that we need to set aside for new construction. Our 2008 bond had almost half of the funds in new construction. Only \$97 Million were designated to existing buildings. Since we do not know when we will have sufficient bonding capacity for another bond or how much of a future bond must be allocated for growth, we are asking for a BEST grant to fund this project at Clyde Miller K8 (formally Elementary) School.

**Issue:** HVAC

## Deficiencies Associated with this Issue:

Clyde Miller Elementary School was built in 1981 during a period when building construction was more frequently focused on energy conservation than indoor air quality. A number of buildings built during this period have been determined to suffer from Sick Building Syndrome. The EPA has determined multiple causes for SBS including inadequate ventilation (from the EPA website): In the early and mid 1900's, building ventilation standards called for approximately 15 cubic feet per minute (cfm) of outside air for each building occupant, primarily to dilute and remove body odors. As a result of the 1973 oil embargo, however, national energy conservation measures called for a reduction in the amount of outdoor air provided for ventilation to 5 cfm per occupant. In many cases these reduced outdoor air ventilation rates were found to be inadequate to maintain the health and comfort of building

occupants. Inadequate ventilation, which may also occur if heating, ventilating, and air conditioning (HVAC) systems do not effectively distribute air to people in the building, is thought to be an important factor in SBS. In an effort to achieve acceptable IAQ while minimizing energy consumption, the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) recently revised its ventilation standard to provide a minimum of 15 cfm of outdoor air per person (see ASHRAE Standard 62-1989).

The mechanical system at Clyde Miller was constructed during this period of low levels of outside air. In 1993 the school was put on a year round calendar to handle increased student enrollment. The mechanical system was retrofitted to provide air conditioning but, since the project was funded from the district's capital reserve funds, a total retrofit of the mechanical system was not affordable. Ventilation was not substantially increased at this time as a more extensive retrofit would have been required.

The Clyde Miller mechanical system is composed of roof top ventilation units, a chiller & boiler plant and a distribution system with individual fan-powered boxes. Most of this equipment dates to the 1993 retrofit with the exception of the original boiler and some of the duct-work which is original to the building construction. All of the equipment is undersized and cannot meet current IAQ standards. The chiller uses a Caterpillar engine and can no longer be maintained. The district will be replacing the chiller this summer with funding from the capital reserve fund.

While the mechanical system replacement is of the highest importance, a more comprehensive renovation should help with energy efficiency of a new system and allow us to replace a few other building systems are past their expected life. The windows are covered on the exterior by a metal louver system which limits the natural light allowed into the classrooms. Removing the louvers and repairing and/or replacing the windows would be best done at the same time as the mechanical retrofit so the system can take any changes to the building load into account. Similarly, interior classrooms have no natural light. Installing Solatubes would allow natural light into those rooms and should be done at the same time as the ductwork changes so they are located to give the most benefit to the classroom layout. Plumbing fixtures are at the end of their useful life and would typically be upgraded as part of a mechanical repair project. Finally, ceilings in the classrooms are original and may encounter damage when the mechanical system is replaced; they should be replaced as well as the classroom light fixtures which may be damaged during a ceiling replacement project.

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

Replace the current mechanical equipment and distribution system with a system that meets current ASHRAE IAQ standard and the latest energy code. Replace other systems that are past their useful life or will be impacted by the HVAC repair project including windows coverings, plumbing fixtures, the ceilings and the lights.

#### **How Urgent is this Project:**

The chiller replacement will occur this summer due to an immediate need to replace this piece of equipment; however, the system will not truly function at optimum performance without replacement of the remainder of the mechanical system. While the district can continue to fund piece by piece replacement of the mechanical system from its capital reserve budget; a complete overhaul is not possible without an infusion of funds from another source.

**What is the Cost Associated with this Issue:** \$1,999,800

#### **How Does this Project Conform with the Construction Guidelines:**

The existing building does not conform to the following Colorado Department of Education 1 CCR 303(1) Capital Construction Assistance Public Schools Facility Construction Guidelines:

Section One – Promote safe and healthy facilities

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

3.12 IAQ would be greatly improved with the replacement of the mechanical system. A new system would be designed to meet ASHRAE standards

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

Management of the requested repairs and improvements will fall under the responsibility of the district's Director of Maintenance and Operations and will be accomplished under our normal facility management processes. Aurora Public Schools operates a full service Maintenance and Operations Department. The department carries out a regular program of routine, emergency and preventive maintenance and cyclical major repairs for all district facilities.

The Maintenance Department is comprised of 1) three interdisciplinary teams, 2) a preventive maintenance (PM) team, and 3) a resource and planning team. Their goal is to provide a level of building maintenance that promotes and complements learning environments.

The three interdisciplinary teams accomplish general building maintenance for the district. Each team has approximately 11 members, and they are responsible for maintaining 1.2 to 1.4 million square feet. Each team is responsible for a variety of building maintenance services including heating, ventilation and air conditioning, electrical, plumbing, carpentry and painting.

The PM team has 12 members. PM duties include heating, ventilation and air conditioning, building maintenance, kitchen equipment, energy management, indoor air quality, fire inspections, general fire-safety issues, boiler inspections, backflow prevention and testing, fire-sprinkler systems, recycling, and elevator and auto-lift inspections.

The resource and planning team manages district wide maintenance needs. The team consists of 15 members and is responsible for a variety of district wide building maintenance services, including the district’s four swimming pools. The branch also provides training and support for the entire maintenance and operations department, including estimates of projects and capital reserve requests. Their responsibilities are in the following key areas:

- Electronic and Controls:** This team consists of 4 members. They are responsible for district wide support of fire-alarm systems, intrusion-alarm systems, clocks, scoreboards and intercom systems.
- Resource and Planning:** This group has 11 team members who are responsible for district wide support to the interdisciplinary teams in the following areas: glazing, roofing, welding, doors and locks, signs, master plumber, master electrician and electrical installations.

The district’s annual capital reserve program currently averages approximately \$7 million per year and includes a program of cyclical major facility repairs.

The district carries on a program of periodic district-wide facility condition assessments that form a basis for planning annual capital reserve project programs and bond funded capital construction programs. The most recent of these assessments was completed in 2008.

The district’s Long Range Facilities Advisory Committee meets on a regular basis and advises the board of education on facility project needs.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time, Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

The building was built by the school district in 1981 and met the standards of the district at that time.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

NA

**CDE Comments:**

|  |                  |                                     |                  |
|--|------------------|-------------------------------------|------------------|
| <b>Funded FTE Count:</b>                                       | 33,742.00        | <b>Bonded Debt Approved:</b>        | \$440,000,000.00 |
| <b>Assessed Valuation:</b>                                     | 1764274208       | <b>Year Bond Election Passed:</b>   | 02,08            |
| <b>PPAV:</b>   | \$52,287.00      | <b>Bonded Debt Failed:</b>          |                  |
| <b>Bonded Debt:</b>  | \$336,955,000.00 | <b>Year Bond Election Failed:</b>   |                  |
| <b>Total Bonding Capacity:</b>                                 | \$352,854,842.00 | <b>2010 Bond Election Results:</b>  | NA               |
| <b>% of Bonding Capacity Used:</b>                             | 95.00%           | <b>Median Household Income:</b>     | \$18,698.00      |
| <b>Bond Capacity Remaining:</b>                                | \$15,899,842.00  | <b>Free or Reduced Lunch %:</b>     | 63.03%           |
| <b>Existing Bond Mill Levy:</b>                                | 15               | <b>State Financial Watch:</b>       | No               |
| <b>Who Owns the Facility:</b>                                  | District         | <b>Charter School Fund Balance:</b> | NA               |
| <b>If it's a 3rd Party Explain:</b>                            |                  | <b>Charter Authorizer Letter:</b>   | No               |
|  |                  | <b>Charter 3 Month Notice:</b>      | No               |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No               | <b>Charter Chartered for 5 Yrs:</b> | No               |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                  | <b>Year Built:</b>                  | 1981             |

NA

|                                    |                       |                                    |           |
|------------------------------------|-----------------------|------------------------------------|-----------|
| <b>Current Grant Request:</b>      | <b>\$1,693,831.00</b> | <b>Affected Sq Ft:</b>             | 46,675.00 |
| <b>Current Applicant Match:</b>    | <b>\$505,949.00</b>   | <b>Master Plan Completed:</b>      | Yes       |
| <b>Current Total Project Cost:</b> | <b>\$2,199,780.00</b> | <b>CDE Minimum Match %:</b>        | 23        |
| <b>Previous Grant Awards:</b>      | 0                     | <b>Actual Match % Provided:</b>    | 23        |
| <b>Previous Matches:</b>           | 0                     | <b>Was a Waiver Required:</b>      | N/A       |
| <b>Future Grant Requests:</b>      | 0                     | <b>Statutory Waiver:</b>           |           |
| <b>Future Matches:</b>             | 0                     | <b>FCI:</b>                        | 78.90%    |
| <b>Total for all Phases:</b>       | <b>\$1,999,800.00</b> | <b>CFI:</b>                        | 94.50%    |
| <b>Cost Per Pupil:</b>             | <b>\$5,333.00</b>     | <b>Inflation:</b>                  | 2         |
| <b>Cost Per Sq Ft:</b>             | <b>\$43.00</b>        | <b>Historical Significance:</b>    | NA        |
| <b>Red Flags for Discussion:</b>   | None                  | <b>Does this Qualify For HPCP:</b> | Required  |
| <b>Red Flags Explain:</b>          |                       |                                    |           |

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## HARRISON 2 - Giberson ES - ES Boiler Replacement

### School Name: Giberson ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 59,245       |
| Replacement Value:           | \$13,804,863 |
| Condition Budget:            | \$2,811,617  |
| Total FCI:                   | 20.37%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$1,648,800  |
| Total RSLI:                  | 36%          |
| Total CFI:                   | 32.3%        |
| Condition Score: (60%)       | 3.50         |
| Energy Score: (0%)           | 2.60         |
| Suitability Score: (40%)     | 4.27         |
| School Score:                | 3.81         |





# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** HARRISON 2 **Sort Order #:** 4.2  
**County:** EL PASO **Applicant Priority #** 1  
**Project Title:** ES Boiler Replacement

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

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

Giberson Elementary School was originally built in 1975 as an open concept school enclosing 47,245 square feet. It was totally gutted and remodeled in 2002 as a traditional school and 12,000 square feet was added for a total of 59,245 square feet. The school was originally built with one Kewanee 1.8 million BTU output boiler to service the whole school. During the 2002 addition/remodel, a second boiler was added for the new area and to service one of the old air handlers (AHU) as well as a new roof top unit (RTU). The school's original boiler was not replaced and it serves the other half of the school and the hot water baseboards throughout the school. The two boiler systems are not connectable. Giberson is a neighborhood school that serves approximately 325 students with 87% receiving free and reduced meal benefits. Giberson has been maintained in good to excellent condition. The current Facility Master Plan, the last Operations and Maintenance Plan (2004) and the current Statewide Facility Assessment Report (SFAR) identify the boiler as outdated and in need of replacement. The SFAR scored the school with a facility condition index of 19.8%. The boiler replacement will significantly improve the health and safety in the school by replacing a boiler and associated equipment that have a high probability of imminent failure and by allowing temperatures to be more uniformly maintained. The District is pursuing a BEST grant for replacement of one unsafe conventional boiler with two safe, high efficiency boilers that will eliminate the threat of imminent failure of the heating system and improve the health and safety of the school's occupants. The District has no plans to close or replace Giberson and expects to maintain the school for the foreseeable future.

## Issue: Boiler Replacement

### Deficiencies Associated with this Issue:

Giberson was constructed in 1975, with a remodel and addition occurring in 2002. The school was originally constructed with 1 boiler, a Kewanee Type M115KG boiler rated at 34.4 HP (approximately 1.2 million BTU). During the remodel, 12,000 square feet of space was added as well as a second boiler. The new boiler supplies a rooftop unit (added during the addition), and baseboard heat in the addition. The old boiler originally supplied 2 air handlers, 2 rooftop units and baseboard units throughout the school. The old boiler now supplies two air handlers, one rooftop unit and the baseboard units throughout the school. In the last 4 years, the boiler has suffered four serious mechanical failures and numerous minor failures. The serious failures caused the boiler to burn fuel rich and significantly soot the boiler. Initial repairs were made to restore the boiler to normal operations. Since this is only boiler supplying the major portion of the school, cleaning the boiler was delayed until conditions allowed the boiler to be secured for an extended period of time. After the first two failures, the boiler was subsequently taken apart, found to have significant amounts of soot on the tubes and combustion chamber, and cleaned. The boiler was then placed back in service. The most recent two serious failures have occurred during the current winter period and the boiler has not been able to be shut down and cleaned, which creates a serious safety issue. This is a water tube boiler and cleaning of the inner tubes in the bundle is extremely difficult. Thus, a significant amount of baked on soot remains on the inner tubes, causing continued corrosion, and lowering the heat transfer and efficiency of the tubes. Soot is a corrosive that has both a short and a long term detrimental effect on the life of the boiler and degrades the operations of the boiler by lowering the efficiency of the boiler. It is difficult, if not impossible to assess the rapidity of the corrosion due to the caustic soot, however, it can progress very rapidly and cause failures without warning. The recent failures of the boiler significantly raise the probability of tube (catastrophic) failures due to caustic pitting corrosion caused by the acidic soot. Besides the serious failures, the boiler has experienced numerous minor failures resulting in replacement of the gas train, replacement of the linkage on the damper motor actuator and replacement of the damper motor. All of these repairs have required creative techniques (jury-rigging) to fit non-OEM parts into the system. The fire eye has also been replaced with a non-OEM part, requiring significant re-wiring of the controls and safety systems. While the boiler passes all inspections, the inspectors have commented on the amount of jury-rigged repairs and the possible effects on the safe operation of the boiler. The refractory in the boiler has seriously degraded, causing overheating of the sheet metal skin and excessive temperatures in the boiler room. Temperatures are currently being controlled through increased air flow to the boiler room. The sheet metal casing is corroded and warped which makes even minor repairs very difficult.. The boiler is 37 years old and has experienced four serious failures that have shortened the life expectancy of the boiler and seriously threaten the continued safe operation of the boiler. The boiler and associated equipment in the boiler room pose a serious safety concern, require excessive maintenance and repair and

are failing at an increasing frequency. The boiler needs to be replaced. The boiler and associated equipment are a significant health and safety issue.

**Proposed Solution to Address the Deficiencies Listed Above:**

The District is proposing to replace the existing 1.2 million BTU boilers with 2 new AERCO Modulux 909 thousand BTU high efficiency, condensing boilers. This would include installation of new pumps, new piping, a new flue liner, and electrical connections. The boilers are sized to allow the domestic hot water system to also be run on the new boilers, allowing the removal of two low efficiency domestic hot water boilers. The District would replace the one existing boiler with two boilers for redundancy and to maximize efficiency. As has been shown in the past four years, the failure of a single operating boiler with no redundancy creates serious educational environmental issues. The new boilers would be fully modulating over various load conditions allowing 1 boiler to efficiently handle loads in the shoulder months and the winter except for extremely cold conditions, when both boilers might be needed. Installing redundant boilers will also allow repair or maintenance in case of failure while still allowing for enough capacity to maintain adequate heat in the building. AERCO boilers have proven to be robust and require little maintenance, which would also save the District a considerable amount of maintenance and repair time and money over the existing boilers. The District researched and bid boiler manufacturers in 2007 and decided to standardize all future high efficiency boilers to one manufacturer to minimize the parts and the training required to maintain the boilers. The District chose AERCO boilers after an extensive review of available systems. The District installed a DDC Building Automation System in 2003. This system is compatible with the new boilers and allows the District to control the boilers for optimal operation. The control system will monitor conditions and cycle boilers on and off as needed to optimize the efficiency of the boilers and to maintain the preset temperatures in the building. The boilers would be modulated based on the outside air temperature and the existing building temperature. With the modulating capability of each boiler, the boiler output can be matched to the load demand so that the boilers will operate at their greatest efficiency and minimize unnecessary wear on the boilers and components. The new boilers will resolve the safety issues in the boiler room and will eliminate the failure of other components in the boiler room due to operating in a high temperature environment.

**How Urgent is this Project:**

The District considers the replacement of the Giberson boiler to be extremely urgent. The boiler is 37 years old and has experienced four significant failures in the last three years, significantly raising the probability of a catastrophic failure in the near future. The boiler is in poor condition, poses a serious safety threat and has a high probability of failure in the very near future. The failure of the boiler during the heating season would cause school to be closed until the boiler could be replaced, resulting in a serious disruption to the learning environment for the school's kids.

**What is the Cost Associated with this Issue:** \$196,499

**How Does this Project Conform with the Construction Guidelines:**

The Giberson boiler replacement project conforms to 1 CCR 303(1) section 3.11 "a safe and efficient mechanical system that provides proper ventilation, and maintains the building temperature and relative humidity in accordance with the most current version of ASHRAE 55." The current boiler is 37 years old, poses a serious safety threat, is prone to failure, and is difficult to repair and maintain. Replacement of the boiler with high efficiency boilers will bring the system into compliance with the most current version of ASHRAE 55. The condition of the boiler makes it unsafe and prone to failure which makes temperature control difficult. Replacement of the boiler will significantly increase efficiency (from approximately 60% to 95%) and reduce emissions. Replacement will also improve safety as the boiler is prone to mechanical failure and leaks and the boiler room and surrounding spaces are excessively hot due to failure of thermal insulation. Replacement will also prevent the degradation of electrical equipment in the boiler room due to excessive temperatures in the boiler room. This project falls under Section One of 1 CCR 303(1) to promote safe and healthy facilities.

**How Does the Applicant Plan to Maintain this Project if it is Awarded:**

The District budgets \$250,000 in general funds every year for maintenance, repair, and/or replacement of capital equipment. The district budgets another \$1M a year in Capital Reserves for maintenance, repair, and/or replacement/capital renewal of capital equipment.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time, Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

The building was in excellent condition when constructed in 1963, and has been maintained in good condition since. However, the original boiler system is in very poor condition.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

N/A

**CDE Comments:**

THIS PROJECT WAS APPLIED FOR IN 2010 BUT NOT RECOMMENDED MAINLY DUE TO NOT ENOUGH AVAILABLE FUNDING.

|  |                  |                                     |                 |
|--|------------------|-------------------------------------|-----------------|
| <b>Funded FTE Count:</b>                                       | 10,190.00        | <b>Bonded Debt Approved:</b>        | \$60,000,000.00 |
| <b>Assessed Valuation:</b>                                     | 602389060        | <b>Year Bond Election Passed:</b>   | 01              |
| <b>PPAV:</b>   | \$59,113.00      | <b>Bonded Debt Failed:</b>          |                 |
| <b>Bonded Debt:</b>  | \$70,700,000.00  | <b>Year Bond Election Failed:</b>   |                 |
| <b>Total Bonding Capacity:</b>                                 | \$120,477,812.00 | <b>2010 Bond Election Results:</b>  | NA              |
| <b>% of Bonding Capacity Used:</b>                             | 59.00%           | <b>Median Household Income:</b>     | \$16,081.00     |
| <b>Bond Capacity Remaining:</b>                                | \$49,777,812.00  | <b>Free or Reduced Lunch %:</b>     | 70.89%          |
| <b>Existing Bond Mill Levy:</b>                                | 12.5             | <b>State Financial Watch:</b>       | No              |
| <b>Who Owns the Facility:</b>                                  | District         | <b>Charter School Fund Balance:</b> | NA              |
| <b>If it's a 3rd Party Explain:</b>                            |                  | <b>Charter Authorizer Letter:</b>   | No              |
|  |                  | <b>Charter 3 Month Notice:</b>      | No              |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No               | <b>Charter Chartered for 5 Yrs:</b> | No              |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                  | <b>Year Built:</b>                  | 1975            |

NA

|                                    |              |                                    |              |
|------------------------------------|--------------|------------------------------------|--------------|
| <b>Current Grant Request:</b>      | \$181,565.16 | <b>Affected Sq Ft:</b>             | 47,245.00    |
| <b>Current Applicant Match:</b>    | \$34,583.84  | <b>Master Plan Completed:</b>      | Yes          |
| <b>Current Total Project Cost:</b> | \$216,149.00 | <b>CDE Minimum Match %:</b>        | 16           |
| <b>Previous Grant Awards:</b>      | 0            | <b>Actual Match % Provided:</b>    | 16           |
| <b>Previous Matches:</b>           | 0            | <b>Was a Waiver Required:</b>      | N/A          |
| <b>Future Grant Requests:</b>      | 0            | <b>Stautory Waiver:</b>            |              |
| <b>Future Matches:</b>             | 0            | <b>FCI:</b>                        | 20.37%       |
| <b>Total for all Phases:</b>       | \$196,499.00 | <b>CFI:</b>                        | 32.30%       |
| <b>Cost Per Pupil:</b>             | \$604.00     | <b>Inflation:</b>                  | 5            |
| <b>Cost Per Sq Ft:</b>             | \$3.00       | <b>Historical Significance:</b>    | NA           |
| <b>Red Flags for Discussion:</b>   | None         | <b>Does this Qualify For HPCP:</b> | Not Required |
| <b>Red Flags Explain:</b>          |              |                                    |              |

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## HARRISON 2 - Stratmoor Hills ES - ES Boiler Replacement

### School Name: Stratmoor Hills ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 47,800       |
| Replacement Value:           | \$11,026,218 |
| Condition Budget:            | \$6,433,876  |
| Total FCI:                   | 58.35%       |
| Energy Budget:               | \$16,730     |
| Suitability Budget:          | \$922,800    |
| Total RSLI:                  | 14%          |
| Total CFI:                   | 66.9%        |
| Condition Score: (60%)       | 3.38         |
| Energy Score: (0%)           | 2.12         |
| Suitability Score: (40%)     | 4.40         |
| School Score:                | 3.79         |



# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** HARRISON 2

**Sort Order #:** 4.2

**County:** EL PASO

**Applicant Priority #** 2

**Project Title:** ES Boiler Replacement

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

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

Stratmoor(St.) Hills Elementary School was built in 1963 and was originally 36,300 square feet. In 1993, St. Hills was added on to and remodeled, resulting in the current configuration of 47,800 square feet. It is a neighborhood school and serves many students of military families due to its location adjacent to Fort Carson. The school currently serves a population of approximately 255 students with 85% of the students receiving free and reduced meal benefits. Stratmoor Hills serves K-5 students in a traditional curriculum. St. Hills has been maintained in good condition. The current Facility Master Plan, the last Operations and Maintenance Plan (2004) and the current Statewide Facility Assessment Report(SFAR) identify the boiler system as outdated and in need of replacement. The Facility Master Plan and the 2004 Operations and Maintenance Plan also identify the boilers needing replacement based on condition. The hot water pumps are also original to the building and require replacement. One of the boilers was installed in 1963 and the other in 1968 (according to school records and verified with factory records). The SFAR scored the school with a facility condition index of 28.6% with the mechanical system identified as needing the most improvement. The replacement will significantly improve the health and safety in the school by reducing excessive temperatures, eliminating failures in other equipment due to high temperatures, and by allowing temperatures to be more uniformly maintained. The District is pursuing a BEST grant for replacement of unsafe boilers with safe, high efficiency boilers that will eliminate the imminent failure of the existing boilers and associated equipment and improve the health and safety of the school's occupants. The District has no plans to close or replace St. Hills and expects to maintain the school for the foreseeable future.

## Issue: Boiler Replacement

### Deficiencies Associated with this Issue:

Stratmoor Hills was constructed in 1963, with a second boiler added in 1968. Both boilers are Rite 1.5 million BTU, model number N150X and N150X2. The refractory in the boilers has broken down and significantly degraded, with subsequent overheating of the sheet metal skin and excessive temperatures in the boiler room. This is an immediate safety issue to anyone that is working near the boilers, and poses a serious contact burn safety issue. The District used thermal imaging to inspect the boilers and found numerous areas of excessively high temperatures on the casings indicating failure of the refractory. The excessive heat in the boiler room is causing the kitchen space above to experience excessive heat issues. The excessive temperatures in the boiler room are causing failures in the electrical equipment located in the room and contributing to high temperatures in the adjacent main electrical room. The excessive heat directly contributed to the recent (January 2010) failure of the emergency power system (battery backup system) and the recent failure of the motors and compressor end of the air compressor. The District conducted thermal imaging throughout the boiler room and found excessive temperatures in numerous electrical panels and on the junction boxes of the pumps. These temperatures are attributable to the excessive heat generated by the boilers due to refractory failure and alignment issues on the pumps. The age and condition of the pumps make it very difficult to achieve proper alignment and result in excessive vibration, wear, and electrical phase imbalances, which cause hot spots in the junction boxes. While parts are available for the boilers, the overall condition of the boiler infrastructure is poor, resulting in difficulty removing and installing parts. This has resulted in numerous jury-rigged solutions to what should be relatively minor problems. There is plywood installed in the powered air combustion unit to prevent leaks from freezing the main water lines into the building. While boiler parts are available, they are not original equipment and require on-site modifications to get them installed and working. The building has a hard water issue and a recent malfunction of the softening unit allowed hard water to enter the boiler and heating loop resulting in scale deposits and lowering of the heat transfer efficiency of the boiler. The heating water supply pumps are manually operated and do not have an automatic start on failure feature. A pump failure results in loss of heat until a person starts the standby pump, which has lead to frequent night time trips to the school by maintenance personnel to restore heating. Failure of a pump during a cold spell could lead to the building freezing and major water damage. During the most recent cold weather, a pump failure resulted in freezing a section of the building and rupturing of a water pipe with water damage in three classrooms. The pumps were originally installed in 1963 and require excessive maintenance throughout the year. There are currently 3 pumps installed, one 1 ½ Hp pump and two 1 HP pumps. The boilers and associated equipment in the boiler room pose a serious safety concern, require excessive maintenance and repair and are failing at an increasing frequency. The boilers and pumps are 48 years old and require replacement. The boilers and associated equipment are a significant safety issue.

**Proposed Solution to Address the Deficiencies Listed Above:**

The District is proposing to replace the 2 existing 1.8 million BTU boilers with 2 new AERCO Benchmark 2.0 million BTU high efficiency, condensing boilers. This would include installation of new pumps, new piping, a new flue liner, and electrical connections. The boilers are sized to allow the domestic hot water system to also be run on the new boilers, allowing the removal of two low efficiency domestic hot water heaters. These boilers would be fully modulating over various load conditions allowing 1 boiler to efficiently handle loads in the shoulder months and the winter except for extremely cold conditions, when both boilers might be needed. The new boilers will resolve the safety issues in the boiler room and the kitchen above and will eliminate the failure of other components in the boiler room due to operating in a high temperature environment. AERCO boilers have proven to be robust and require little maintenance, which would also save the District a considerable amount of maintenance and repair time and money over the existing boilers. The District researched and bid boiler manufacturers in 2007 and decided to standardize all future high efficiency boilers to one manufacturer to minimize the parts and the training required to maintain the boilers. The District chose AERCO boilers after an extensive review of available systems. The District installed a DDC Building Automation System in 2003. This system is compatible with the new boilers and allows the District to control the boilers for optimal operation. The control system will monitor conditions and cycle boilers on and off as needed to optimize the efficiency of the boilers and to maintain the preset temperatures in the building. The boilers would be modulated based on the outside air temperature and the existing building temperature. With the modulating capability of each boiler, the boiler output can be matched to the load demand so that the boilers will operate at their greatest efficiency and minimize unnecessary wear on the boilers and components. The new boilers will resolve the safety issues in the boiler room and the kitchen above and will eliminate the failure of other components in the boiler room due to operating in a high temperature environment.

**How Urgent is this Project:**

The District considers the replacement of the Stratmoor Hills boilers to be extremely urgent. One of the boilers is 48 years old, the other 43. Both boilers are in poor condition, pose a serious safety threat, and have a high probability of failure. The failure of the boilers during the heating system would cause school to be closed until the boilers could be replaced, resulting in a serious disruption to the learning environment for the school's kids.

**What is the Cost Associated with this Issue:** \$223,299

**How Does this Project Conform with the Construction Guidelines:**

The Stratmoor Hills boiler replacement project conforms to 1 CCR 303(1) section 3.11 "a safe and efficient mechanical system that provides proper ventilation, and maintains the building temperature and relative humidity in accordance with the most current version of ASHRAE 55." The current boilers are 48 years old, pose a serious safety threat, are very inefficient and difficult to maintain. Replacement of the boilers with high efficiency boilers will bring the system into compliance with the most current version of ASHRAE 55. The condition of the boilers makes them unsafe and prone to failure which makes temperature control difficult. Replacement of the boilers will significantly increase efficiency (from approximately 60% to 95%) and reduce emissions. Replacement will improve safety as the boilers are prone to mechanical failure and leaks and the boiler room and surrounding spaces are excessively hot due to refractory failure. Replacement will also prevent the degradation of electrical equipment in the boiler room due to excessive temperatures in the boiler room. This project falls under Section One of 1 CCR 303(1) to promote safe and healthy facilities.

**How Does the Applicant Plan to Maintain this Project if it is Awarded:**

The District budgets \$250,000 in general funds every year for maintenance, repair, and/or replacement of capital equipment. The district budgets another \$1M a year in Capital Reserves for maintenance, repair, and/or replacement/capital renewal of capital equipment.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time, Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

When constructed in 1963, the school was in excellent condition and it has been maintained in good condition. The boilers, which are original, are in poor condition.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

NA

**CDE Comments:**

THIS PROJECT WAS APPLIED FOR IN 2010 BUT NOT RECOMMENDED MAINLY DUE TO NOT ENOUGH AVAILABLE FUNDING.



|  |                  |                                     |                 |
|--|------------------|-------------------------------------|-----------------|
| <b>Funded FTE Count:</b>                                       | 10,190.00        | <b>Bonded Debt Approved:</b>        | \$60,000,000.00 |
| <b>Assessed Valuation:</b>                                     | 602389060        | <b>Year Bond Election Passed:</b>   | 01              |
| <b>PPAV:</b>   | \$59,113.00      | <b>Bonded Debt Failed:</b>          |                 |
| <b>Bonded Debt:</b>  | \$70,700,000.00  | <b>Year Bond Election Failed:</b>   |                 |
| <b>Total Bonding Capacity:</b>                                 | \$120,477,812.00 | <b>2010 Bond Election Results:</b>  | NA              |
| <b>% of Bonding Capacity Used:</b>                             | 59.00%           | <b>Median Household Income:</b>     | \$16,081.00     |
| <b>Bond Capacity Remaining:</b>                                | \$49,777,812.00  | <b>Free or Reduced Lunch %:</b>     | 70.89%          |
| <b>Existing Bond Mill Levy:</b>                                | 12.5             | <b>State Financial Watch:</b>       | No              |
| <b>Who Owns the Facility:</b>                                  | District         | <b>Charter School Fund Balance:</b> | NA              |
| <b>If it's a 3rd Party Explain:</b>                            |                  | <b>Charter Authorizer Letter:</b>   | No              |
|  |                  | <b>Charter 3 Month Notice:</b>      | No              |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No               | <b>Charter Chartered for 5 Yrs:</b> | No              |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                  | <b>Year Built:</b>                  | 1963            |

NA

|                                    |              |                                    |              |
|------------------------------------|--------------|------------------------------------|--------------|
| <b>Current Grant Request:</b>      | \$206,328.36 | <b>Affected Sq Ft:</b>             | 47,800.00    |
| <b>Current Applicant Match:</b>    | \$39,300.64  | <b>Master Plan Completed:</b>      | Yes          |
| <b>Current Total Project Cost:</b> | \$245,629.00 | <b>CDE Minimum Match %:</b>        | 16           |
| <b>Previous Grant Awards:</b>      | 0            | <b>Actual Match % Provided:</b>    | 16           |
| <b>Previous Matches:</b>           | 0            | <b>Was a Waiver Required:</b>      | N/A          |
| <b>Future Grant Requests:</b>      | 0            | <b>Stautory Waiver:</b>            |              |
| <b>Future Matches:</b>             | 0            | <b>FCI:</b>                        | 58.35%       |
| <b>Total for all Phases:</b>       | \$223,299.00 | <b>CFI:</b>                        | 66.90%       |
| <b>Cost Per Pupil:</b>             | \$876.00     | <b>Inflation:</b>                  | 5            |
| <b>Cost Per Sq Ft:</b>             | \$4.00       | <b>Historical Significance:</b>    | NA           |
| <b>Red Flags for Discussion:</b>   | None         | <b>Does this Qualify For HPCP:</b> | Not Required |
| <b>Red Flags Explain:</b>          |              |                                    |              |

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## HARRISON 2 - Bricker ES - Replace Boilers at (3) ES

School Name: Bricker ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 56,186       |
| Replacement Value:           | \$11,907,470 |
| Condition Budget:            | \$6,977,800  |
| Total FCI:                   | 58.60%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$2,346,100  |
| Total RSLI:                  | 12%          |
| Total CFI:                   | 78.3%        |
| Condition Score: (60%)       | 3.32         |
| Energy Score: (0%)           | 1.63         |
| Suitability Score: (40%)     | 4.22         |
| School Score:                | 3.68         |



## HARRISON 2 - Oak Creek ES - Replace Boilers at (3) ES

School Name: Oak Creek ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 58,458       |
| Replacement Value:           | \$13,037,510 |
| Condition Budget:            | \$7,162,055  |
| Total FCI:                   | 54.93%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$2,327,700  |
| Total RSLI:                  | 24%          |
| Total CFI:                   | 72.8%        |
| Condition Score: (60%)       | 3.48         |
| Energy Score: (0%)           | 1.92         |
| Suitability Score: (40%)     | 4.20         |
| School Score:                | 3.77         |



## HARRISON 2 - Wildflower ES - Replace Boilers at (3) ES

School Name: Wildflower ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 55,500       |
| Replacement Value:           | \$11,517,015 |
| Condition Budget:            | \$6,145,125  |
| Total FCI:                   | 53.36%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$1,480,300  |
| Total RSLI:                  | 18%          |
| Total CFI:                   | 66.2%        |
| Condition Score: (60%)       | 3.33         |
| Energy Score: (0%)           | 2.21         |
| Suitability Score: (40%)     | 4.24         |
| School Score:                | 3.70         |



# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** HARRISON 2

**Sort Order #:** 4.2

**County:** EL PASO

**Applicant Priority #** 3

**Project Title:** Replace Boilers at (3) ES

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

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

Bricker, Oak Creek, and Wildflower Elementary Schools were built in the early 1980s using a standard design that was later used for 2 additional schools, thus there are 5 schools utilizing this standard design in the district. The standard design allowed for construction of a base design of approximately 50,000 square feet with an additional alteration of approximately 7,500 square feet encompassing 8 additional classrooms. Bricker was built with the additional 8 classrooms, Oak Creek and Wildflower were originally constructed without the 8 additional classrooms. The 8 classroom additions were planned for at the time of original construction and were delayed until the student population dictated the need for the extra space. Bricker Elementary School was built in 1980 and was the first of the standard design used for 5 schools built in the 1980s. Bricker is a neighborhood K-5 school that serves approximately 365 students, with 84% receiving free and reduced meal benefits, in 56,186 square feet. Oak Creek Elementary School was built in 1983 with 50,620 square feet. The 8 classroom addition, 7,838 square feet, was added in 2002 for a total of 58,458 square feet. Oak Creek is a neighborhood K-5 school that serves approximately 340 students, 76% of whom are eligible to receive free and reduced meal benefits. Oak Creek is situated close to the northern border of Fort Carson and serves many military families. Wildflower Elementary School was built in 1983 with 48,155. The 7,345 square foot, 8 classroom addition, was added in 1987, giving a total of 55,500 square feet. Wildflower is a traditional K-5 neighborhood school that serves approximately 340 students, with 74% receiving free and reduced meal benefits. All three schools have been maintained in very good condition and meet the educational needs of the students using a traditional curriculum. All three schools are used extensively throughout the summer for summers school.

The current Facility Master Plan, the last Operations and Maintenance Plan (2004) and the current Statewide Facility Assessment Report (SFAR) identify the boiler systems, including the pumps, and condensing units as outdated and in need of replacement. The Bricker boiler and condensing units were installed in 1980 and have exceeded the design life of 30 years for the boiler and 15 years for the condensing units. The SFAR scored the school with a facility condition index (FCI) of 57.9% with the mechanical systems identified as needing the most improvement. The Oak Creek and Wildflower boilers, pumps and condensing units were installed in 1983 and the boiler and components will exceed their design life next year while the condensing units are 13 years past design life. The SFAR scored Oak Creek with an FCI of 33.3% and Wildflower with an FCI of 30.6% with the mechanical systems identified as needing the most improvement. The FCI's are high due to the age of the schools and the systems in the schools, which have exceeded their design life cycle and not been replaced, the schools have all just reached or will soon reach 30 years of life. The additions/replacements will significantly improve the health and safety in the school by eliminating hazards to technicians, reducing excessive temperatures, improving the efficiency of the system, and by allowing temperatures to be more uniformly maintained. The District is pursuing a BEST grant for the addition of high efficiency boilers, to augment the currently installed low efficiency boilers, and replacement of the 30 year old inefficient condensers to eliminate safety hazards to district technicians, eliminate safety hazards to students due to the inability to maintain temperatures, and improve the efficiency of the systems. The District has no plans to close or replace Bricker, Oak Creek, or Wildflower and expects to maintain the schools for the foreseeable future.

## Issue: HVAC

### Deficiencies Associated with this Issue:

Bricker was constructed in 1980 and has the original Weil McLain boiler that is rated at 2.2 million BTU, model number MGB-18. The boiler, and the associated two 7.5 HP pumps are 31 years old and past their design life. The general condition of the boiler is good. However, it is the only boiler to serve the heating loop and is becoming more prone to failure. During the past three years, the boiler has failed frequently during each heating season. Parts are difficult to find and require substantial modifications to install, which takes time. In December, the boiler ignition module failed when the system started the normal daily heat-up at 6 am. The District stationed an HVAC technician at the boiler to manually jumper the module on and off to fire the boiler, while maintaining safe temperatures, in order to have school while parts were found and

modifications made. The district has continued to have electrical and gas train issues throughout the heating season. Since it is the only boiler, any failure causes a loss of heat throughout the school and potentially the closing of the school with associated lost instructional time. Due to the need to keep schools open and minimize lost instructional time, district technicians have had to take measures that would not normally be taken due to increased safety hazards. The pumps have required numerous hours of repair to bearings and seals. The domestic hot water heaters were installed in 1980 and 1993 and have also experienced numerous maintenance issues with the gas train and controls. The condensing units, built by York, were all installed in 1980 and are 15 years past their life expectancy. Each unit has a 20 ton and a 30 ton two stage compressor. There is only one compressor working in each unit, the other has failed. These units use R-22 refrigerant, which is being phased out and will no longer be available. The failed compressors can not be replaced, the whole condenser requires replacement. Replacement of the condensers will require upgrading to either R-134A or R-410A, which will also require replacing the evaporator units. The operating units are requiring excessive maintenance to keep them operating as parts fail and the units are overloaded due to the failed compressors. The district has scavenged the electrical controls and other parts from the failed units in order to keep the other units running. The electrical and controls have been cobbled together without technical drawing updates, which has resulted in numerous unsafe situations for technicians, including electrical shocks. The district currently can not maintain temperatures below 80 degrees on even moderately warm days.

Oak Creek was constructed in 1983 with an HB Smith, model G-400-1-13-CON, boiler rated at 2.4 million BTU and two hot water pumps rated at 5 and 7.5 HP. There are two domestic hot water boilers that were installed in 1983. The general condition of the boiler is good. However, it is the only boiler to serve the heating loop and is becoming more prone to failure. During the past three years, the boiler has failed frequently during each heating season. Parts are difficult to find and require substantial modifications to install, which takes time. During the winter break, the gas valve failed and the district received boiler fail alarms. Fortunately, the children were off and the district maintenance personnel were able to repair the boiler before the school froze and without any lost instructional time. The district has had numerous electrical and gas train issues requiring excessive amounts of technician time. Since it is the only boiler, any failure causes a loss of heat throughout the school and potentially the closing of the school with associated lost instructional time. The pumps have required numerous hours of repair to bearings and seals. There have also been numerous failures of the domestic boilers. The condensing units were all installed in 1983, manufactured by McQuay, and are 13 years past their life expectancy. The gym unit has a 20 ton and a 25 ton two stage compressor. The other two units have two 30 ton compressors each. These units use R-22 refrigerant, which is being phased out and will no longer be available. All of the units leak by on pump down due to bad solenoids, causing the units to short cycle. The office unit has a refrigeration leak on the distributor tube bundle that the district has been unable to locate and fix. All of the units have had their controls modified due to replacement parts being unavailable and the necessity to modify the system with non-OEM parts. Replacement of the condensers will require upgrading to either R-134A or R-410A, which will require also replacing the evaporator units. The operating units are requiring excessive maintenance to keep them operating as parts fail and the units are overloaded due to the failed stages. The district has scavenged the electrical controls and other parts from the failed units in order to keep the other units running. The electrical supply and controls systems have been jury rigged numerous times over the years without updating of the technical drawings. There have been numerous instances of district technicians being shocked by worn components (insulation) or by cobbled together systems. The condensers are a major safety hazard to maintenance staff, and the lack of being able to maintain temperatures is a safety hazard to students and staff in the summer when classroom temperatures approach 90 degrees. The district is having difficulty maintaining temperatures below 80 degrees on even moderately warm days.

Wildflower was constructed in 1983 with an HB Smith, model G-400-1-13-CON, boiler rated at 2.4 million BTU and two hot water pumps rated at 5 HP each. There are two domestic hot water boilers, one installed in 1983 and one installed in 1993. The general condition of the boiler is good. However, like the other two schools, it is the only boiler that serves the heating loop and is experiencing failures at an increasing rate, especially in the last 3 years. During the recent cold spell, the boiler control module failed causing the district to jumper out the boiler controls and control the boiler through the building automation system (BAS) while parts were ordered and shipped in. District technicians made substantial and creative modifications to the boiler controls to accommodate the parts and to keep the system operating and the school open. The pumps are experiencing increased failures of the bearings and seals.. Parts are difficult to find and require substantial modifications to install, which takes time. The district has had numerous electrical and gas train issues requiring excessive amounts of technician time. Since it is the only boiler, any failure causes a loss of heat throughout the school and potentially the closing of the school with associated lost instructional time. The pumps have required numerous hours of repair to bearings and seals. There have also been numerous failures of the domestic boilers. The condensing units were all installed in 1983, manufactured by McQuay, and are 13 years past their life expectancy. The gym unit has a 20 ton and a 25 ton two stage compressor. The other two units have two 30 ton compressors each. These units use R-22 refrigerant, which is being phased out and will no longer be available. The condensers have all had their controls modified due to unavailability of parts when the controls have failed. All of the units have had the refrigerant loops modified by an outside contractor due to orifice and controls issues beyond the district capabilities since replacement parts were unavailable. The compressors are showing signs of impending failure (loud noises and heavy vibrations, oil and refrigerant leaks). The district is having to rely on outside technical expertise in order to keep the units functioning and is having difficulty maintaining temperatures below 80 degrees on even moderately warm days. The impending failures are a safety issue to the technicians that work on the system and to the building occupants when temperatures typically rise to 90 degrees or above on warm spring, summer, and fall days. The electrical and controls modifications are dangerous to staff as are the worn components that often lead



to electrical shocks.

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

The District is proposing the same solution for all three schools. Since the existing conventional boilers are generally in good shape, the district will add an AERCO Benchmark 1.5 million BTU high efficiency condensing boiler to create a hybrid boiler system in each school. This system will utilize the high efficiency boiler throughout the year with the existing conventional boiler used as a backup and for extremely cold days when the AERCO boiler can not handle the load by itself. This will give District maintenance personnel ample opportunity to repair and maintain the existing conventional boiler while not interfering with instruction and also while minimizing the project cost. At a later date, when their conditions warrant, the conventional boilers can be replaced and upgraded to high efficiency boilers. This project would include installation of new pumps, new piping, a new flue liner, and electrical connections. The boilers are sized to allow the domestic hot water system to also be run on the new boilers, allowing the removal of two low efficiency domestic hot water boilers. The new boilers would be fully modulating over various load conditions allowing 1 boiler to efficiently handle loads in the shoulder months and the winter except for extremely cold conditions, when both boilers might be needed. Installing redundant boilers will greatly improve safety during repair or maintenance by still allowing for enough heating capacity to adequately heat the building. District employees will have time to safely troubleshoot and repair components without having to restore heat using extraordinary means. AERCO boilers have proven to be robust and require little maintenance, which would also save the District a considerable amount of maintenance and repair time and money over the existing boilers. The District researched and bid boiler manufacturers in 2007 and decided to standardize all future high efficiency boilers to one manufacturer to minimize the parts and the training required to maintain the boilers. The District chose AERCO boilers after an extensive review of available systems. The District installed a DDC Building Automation System in 2003. This system is compatible with the new boilers and allows the District to control the boilers for optimal operation. The control system will monitor conditions and cycle boilers on and off as needed to optimize the efficiency of the boilers and to maintain the preset temperatures in the building. The boilers would be modulated based on the outside air temperature and the existing building temperature. With the modulating capability of each boiler, the boiler output can be matched to the load demand so that the boilers will operate at their greatest efficiency and minimize unnecessary wear on the boilers and components. This project also entails replacing the existing condensers, and associated evaporators, at each school with new Trane high efficiency condensers rated SEER 13 or greater. The existing condensers are rated at SEER 10 or less. Since the district has only one HVAC technician to handle all of the equipment, the district is standardizing equipment where possible. For HVAC equipment, the district has standardized on Trane where possible. This standardizes parts, troubleshooting and technical knowledge. Trane units are compatible with the DDC BAS system and will allow the district to control the condensers for optimal operation. The new Trane units will allow the district to safely and efficiently maintain the temperatures in the buildings between the district set-points of 72-76 degrees. Replacement of the condensers will greatly improve the safety of the technicians that work on the equipment as parts will not require major modifications for use and the electrical and controls systems will be restored to a safe and normal configuration. The electrical system will be upgraded and restored to a normal configuration, with replacement of the worn insulation and components that are currently creating major safety issues.

#### **How Urgent is this Project:**

The District considers the Bricker, Oak Creek and Wildflower HVAC upgrades and modifications to be extremely urgent. The boilers, 28-31 years old, are experiencing failures at an increasing rate in the last three years, significantly raising the probability of a failure that will close a school in the near future. The failure of a boiler during the heating season would cause school to be closed until the boiler could be replaced, resulting in a serious disruption to the learning environment for the school's kids. Currently, technicians are maintaining boiler operations during failures through jury-rigging that is often stretching the limits of safety. The condensers are well past their expected life, are dangerous to work on due to the numerous modifications that have been performed and are failing on a regular basis. They also use a banned refrigerant that is harmful to the environment. The extremely poor condition of the condensers is a safety issue for the technicians and for the general school population creating high temperatures, excessive noise, and potential refrigerant and oil leaks. These hazards are creating a poor learning environment within the schools.

**What is the Cost Associated with this Issue:** \$1,205,429

#### **How Does this Project Conform with the Construction Guidelines:**

The Bricker, Oak Creek, Wildflower HVAC upgrades and modifications project conforms to 1 CCR 303(1) section 3.11 "a safe and efficient mechanical system that provides proper ventilation, and maintains the building temperature and relative humidity in accordance with the most current version of ASHRAE 55." The current boilers are 28-31 years old, creating serious safety issues for technicians and staff, prone to failure (Which increases the opportunity for safety issues), and very inefficient. Creating a hybrid system by adding a high efficiency boiler to each school will bring the systems into compliance with the most current version of ASHRAE 55. The age of the boilers makes them prone to failure which makes temperature control difficult and a potential safety issue. Replacement will improve safety as the boilers are prone to mechanical failure, requiring excessive jury-rigging. Replacement of the condensers will greatly improve safety and provide proper ventilation and temperature control while bringing the HVAC systems into compliance with ASHRAE 55. Replacement will greatly improve efficiency and will remove banned

refrigerants from the district. This project falls under Section One of 1 CCR 303(1) to promote safe and healthy facilities.

**How Does the Applicant Plan to Maintain this Project if it is Awarded:**

The District budgets \$250,000 in general funds every year for maintenance, repair, and/or replacement of capital equipment. The district budgets another \$1M a year in Capital Reserves for maintenance, repair, and/or replacement/capital renewal of capital equipment.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time, Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

All three schools were in excellent condition at the time of construction and have been maintained in good condition. The heating systems in all three schools were inadequately designed with only one boiler, which remains in good condition in each school. The condensers in each school are in extremely poor condition. The condition of the condensers and the design of the boiler system causes each to be safety hazards.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

NA

**CDE Comments:**

THIS GRANT IS FOR ADDITIONAL BOILERS IN 3 SCHOOLS. THE DISTRICT HAS NOTED THERE WILL BE A SAVINGS TO THE PROJECT IF ALL 3 SCHOOLS PROJECTS ARE AWARDE DUE TO THE FACILITIES BEING PROTOTYPES OF EACH OTHER.

|  |                  |                                     |                  |
|--|------------------|-------------------------------------|------------------|
| <b>Funded FTE Count:</b>                                       | 10,190.00        | <b>Bonded Debt Approved:</b>        | \$60,000,000.00  |
| <b>Assessed Valuation:</b>                                     | 602389060        | <b>Year Bond Election Passed:</b>   | 01               |
| <b>PPAV:</b>   | \$59,113.00      | <b>Bonded Debt Failed:</b>          |                  |
| <b>Bonded Debt:</b>  | \$70,700,000.00  | <b>Year Bond Election Failed:</b>   |                  |
| <b>Total Bonding Capacity:</b>                                 | \$120,477,812.00 | <b>2010 Bond Election Results:</b>  | NA               |
| <b>% of Bonding Capacity Used:</b>                             | 59.00%           | <b>Median Household Income:</b>     | \$16,081.00      |
| <b>Bond Capacity Remaining:</b>                                | \$49,777,812.00  | <b>Free or Reduced Lunch %:</b>     | 70.89%           |
| <b>Existing Bond Mill Levy:</b>                                | 12.5             | <b>State Financial Watch:</b>       | No               |
| <b>Who Owns the Facility:</b>                                  | District         | <b>Charter School Fund Balance:</b> | NA               |
| <b>If it's a 3rd Party Explain:</b>                            |                  | <b>Charter Authorizer Letter:</b>   | No               |
|  |                  | <b>Charter 3 Month Notice:</b>      | No               |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No               | <b>Charter Chartered for 5 Yrs:</b> | No               |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                  | <b>Year Built:</b>                  | 1980, 1983, 1983 |

NA

|                                    |                |                                    |              |
|------------------------------------|----------------|------------------------------------|--------------|
| <b>Current Grant Request:</b>      | \$1,113,816.48 | <b>Affected Sq Ft:</b>             | 170,144.00   |
| <b>Current Applicant Match:</b>    | \$212,155.52   | <b>Master Plan Completed:</b>      | Yes          |
| <b>Current Total Project Cost:</b> | \$1,325,972.00 | <b>CDE Minimum Match %:</b>        | 16           |
| <b>Previous Grant Awards:</b>      | 0              | <b>Actual Match % Provided:</b>    | 16           |
| <b>Previous Matches:</b>           | 0              | <b>Was a Waiver Required:</b>      | N/A          |
| <b>Future Grant Requests:</b>      | 0              | <b>Stautory Waiver:</b>            |              |
| <b>Future Matches:</b>             | 0              | <b>FCI:</b>                        | 55.63%       |
| <b>Total for all Phases:</b>       | \$1,205,429.00 | <b>CFI:</b>                        | 72.43%       |
| <b>Cost Per Pupil:</b>             | \$1,152.00     | <b>Inflation:</b>                  | 5            |
| <b>Cost Per Sq Ft:</b>             | \$7.00         | <b>Historical Significance:</b>    | NA           |
| <b>Red Flags for Discussion:</b>   | None           | <b>Does this Qualify For HPCP:</b> | Not Required |
| <b>Red Flags Explain:</b>          |                |                                    |              |



# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## Jefferson Academy Charter School ES - ES Renovation

### School Name: Jefferson Charter Academy ES

|                              |             |
|------------------------------|-------------|
| Number of Buildings:         | 1           |
| All or Portion built by WPA: | No          |
| Gross Area (SF):             | 25,568      |
| Replacement Value:           | \$4,685,372 |
| Condition Budget:            | \$3,489,298 |
| Total FCI:                   | 74.47%      |
| Energy Budget:               | \$8,949     |
| Suitability Budget:          | \$1,598,600 |
| Total RSLI:                  | 3%          |
| Total CFI:                   | 109%        |
| Condition Score: (60%)       | 3.14        |
| Energy Score: (0%)           | 1.54        |
| Suitability Score: (40%)     | 3.45        |
| School Score:                | 3.26        |



**Q#165** - As a building system windows and glazing are in unsatisfactory condition with some components deteriorated and damaged.  
Score: 1

# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** JEFFERSON ACADEMY CHARTER SCHOOL

**Sort Order #:** 4.2

**County:** JEFFERSON

**Applicant Priority #** 1

**Project Title:** ES Renovation

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

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

The building that Jefferson Academy (JA) Elementary currently occupies is 57 years old. This building, the former Juchem Elementary, was purchased from Jeffco Schools by the charter school foundation in 1994. At the time, the site was decommissioned and already had a number of deferred maintenance issues. It is a single-story brick and mortar facility.

Jefferson Academy serves 420 students in grades K-6. JA helps students attain their highest academic and character potential through a rigorous, content-rich program. The Core Knowledge Sequence includes specific content in language arts, history, geography, mathematics, science and fine arts. This curriculum provides a solid, coherent foundation for learning, while allowing flexibility for innovation. Students enjoy instruction by certified specialists in art, music, and physical education. We also provide Special Education and Enrichment programs. Our school community works together to create an environment that engenders growth in character, academic achievement, and the love of learning - resulting in responsible, productive citizens.

The main heat source comes from the original boilers – nearly 60 years old. There are 10 rooftop units for air-conditioning that are approximately 25 years old. With the current age of the equipment there are excessive costs associated with the upkeep of the equipment and one roof top unit has quit working altogether. Our knowledge of the existing current system is that some of the units are possibly under-sized for the area they serve .

The building engineers do the best they can by way of filters, preventive maintenance and general upkeep to maintain the equipment. We are currently spending approximately \$5,000 per fiscal year to maintain this equipment. Due to the age of the building and its design the main feeder lines that go from the boiler to the radiators in classrooms are concealed in the concrete floor. We are asking for monies to help cover the cost of doing a complete replacement of the boiler and rooftop units with new energy-efficient heating and air-conditioning units. The remaining funds would be used to tighten the building envelop (ex: replace single-pane windows with double pane hard coat low E glazing window units.) This project would encompass a full due diligence report from a qualified mechanical engineer to ensure that all requirements are met in regard to the size of the equipment for optimal output, as well as sensitivity to saving on energy.

We feel the BEST grant is a logical avenue for Jefferson Academy to pursue in helping us achieve our goal of working towards an energy-efficient facility.

### Issue: Window Replacement

#### Deficiencies Associated with this Issue:

The windows in Jefferson Academy Elementary School are the original single pane windows constructed with the school in the mid 1950's. Not only are they not energy efficient, or provide no noise buffering from the exterior, but they are in poor condition. The school is experiencing problems with heating and cooling attributed to the single pane windows. Student and Faculty comfort is difficult to achieve with the poor performing single paned glazing in the existing windows. Building orientation has windows on the east and west of the classrooms and sun glare are issues.

The Jeffco Public Schools Facilities Conditions and Educational Adequacy Assessment report completed in 2010 indicated replacement of the single pane windows. This report cited damaged windows that required replacement. The repair costs were approximately \$111,123 in 2009 dollars.

According to industry reports, a single pane window has little insulating value (approximately R-1) and it only acts as a thin barrier to the outside. Single pane windows are commonly found in older buildings because they were an affordable building material. New schools are constructed with double or triple pane glazing. The Building will become more energy efficient because less heat leaves through a double pane window than through a single pane window. Double pane windows are built with a gap of air between two panes of glass, which acts as an insulator. Single pane windows would never be considered an acceptable solution in modern school construction in Colorado.

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

In accordance with Public School Construction guidelines we propose the replacement of single pane inefficient windows with new double/triple pane hard coat low E glazing window units. Install windows to eliminate outdoor air, reduce noise, and water infiltration.

In order to improve the Building envelope we are proposing to replace all of the existing single-paned exterior windows with energy efficient windows. We are proposing to use an anodized aluminum storefront window system that is thermally broke to reduce the transmission of the exterior environment to the inside of the building. Additionally, we are proposing on using an insulated double/triple-paned glazing unit with a low E coating.

Having double pane windows can help the school become more energy efficient, help the HVAC system perform, reduce glare and reduce outside noise. Most exterior noises come through a school's window rather than its walls. Double pane windows can help reduce noise in the classroom. Double pane windows can help reduce noise because it is a thicker barrier to the outside, with its two layers of glass and air gap.

### **How Urgent is this Project:**

The Jefferson Academy Facilities Committee considers improving the Building Envelope of the elementary school extremely important and urgent. Current Energy Codes would not permit the use of the existing single pane windows in the building today. As the school looks to upgrade the mechanical and electrical systems the exterior envelope is part of the equation. As the school looks to be more energy efficient the exterior envelope is also a very important part. In order to improve the facility the exterior envelop is a critical part and needs to be updated.

Our proposed solution is estimated to cost approximately \$100, 000 which includes escalation, and project contingency. Our Facilities Committee made up of Architects, Engineers, Building Inspectors and Contractors has reviewed this solution and we have also talked to Contractors to discuss project budgets and feasibility.

After we receive the BEST Grant in August 2011 we plan on replacing the windows in June 2012.

**What is the Cost Associated with this Issue:** \$100,100

**Issue:** HVAC

### **Deficiencies Associated with this Issue:**

The existing heating Boilers and associated piping are past their useful life at 57 years old. Cooling rooftop units are in need of upgrades, repair or replacement. This has been verified when Jeffco Public Schools completed their facility assessment in 2010. The Jeffco Public Schools Facilities Conditions and Educational Adequacy Assessment report indicated a total of \$1.8M in repair costs for the school of which \$506,200 was for the capital renewal repair costs of the heating boilers and piping. Other items in this report were controls and pumps that required attention or replacement.

Failures of these systems and or increased annual maintenance costs are anticipated by the school. Feasibility of repair, repair costs, and school shutdown during replacement are major concerns in finding an acceptable solution to this problem. Some of the associated boiler piping is inaccessible below the school concrete slab. The school has seen elevated repair costs with dwindling budgets and funding. Energy efficiency is also a concern for the outdated boilers. Fears of a school shutdown upon a boiler/piping failure are justifiable since the equipment is past it useful life.

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

With the extremely high cost and the feasibility of a complete boiler/piping replacement, we are proposing two phases for the HVAC remodel Project. Phase One is to address areas associated with Boiler One and Phase Two will address areas associated with Boiler Two. Boiler One areas are considered critical to the school in that it contains the classrooms, library and administrative offices; approximately 15,000 square feet of the 22,000 square foot school. Phase Two is less critical and will be completed at a later date. Our phase one solution proposes to replace eight existing cooling only rooftop units, which are very old (1970's) to energy efficient heating and cooling units. Adaptive curbs and gas piping will need to be incorporated into the project but utilizing the existing ductwork will reduce project costs, and since the rooftop cooling units are also at the end of their useful life we feel this solution will reduce overall repair costs. Replacing the heating elements associated with Boiler One will require a different solution for the Library and the Administrative Offices; in these two areas because ductwork does not exist and the plenum space is limited we are proposing a high velocity HVAC system. This system will utilize small flexible ductwork, a furnace like structure and rooftop condensing units. At this time our solution plans to abandon in place the existing boiler, associated piping, and the classroom Univac systems. Our proposed solution is estimated to cost approximately \$175, 000 which includes design costs, escalation, and project contingency. Our Facilities Committee made up of Architects, Engineers, Building Inspectors and Contractors has reviewed this solution and we have also talked to HVAC Contractors to discuss project budgets and feasibility.

### **How Urgent is this Project:**

Industry Standards for boilers and piping is about 50 years. This facility was constructed in the mid 1950's and de-commissioned by the School District before Jefferson Academy acquired it in 1994. When the school was acquired, it had some deferred maintenance issues and it was in need of some capital renewal. The boiler system is past its useful life and it is very hard to determine when failure could occur. Failure could shut down parts of the school during the school year, compromising education.

It is the uncertainty of when failure will occur that the Jefferson Academy Facilities Committee has made this capital renewal project top priority. We are seeking support and grant funding of this project so this solution can be implemented before another heating season occurs. In order to do this, Jefferson Academy desires to start this project this year. We propose to complete this project this summer 2011.

**What is the Cost Associated with this Issue:** \$174,700

**How Does this Project Conform with the Construction Guidelines:**

The HVAC and Windows replacement project conforms to the Public Schools Construction Guidelines by addressing the following items:

3.11 – A safe and efficient mechanical system that provides proper ventilation, and maintains the building temperature and relative humidity in accordance with the most current version of ASHRAE 55. The mechanical system shall be designed, maintained and installed utilizing current State and Federal building codes.

3.12 – Healthy building indoor quality (IAQ) through the use of the mechanical HVAC systems or operable windows and the reducing outside air and water infiltration with a tight building envelope.

5.1.17 – Replacement of old inefficient mechanical systems with new energy efficient systems. Provide controls that monitor the efficiency of the mechanical system and control temperature range of facilities during low/non-use periods and after operating hours.

5.1.19 – Replacement of single pane inefficient windows with new double/triple pane hard coat low E glazing window units. Install windows to eliminate outdoor air and water infiltration.

**How Does the Applicant Plan to Maintain this Project if it is Awarded:**

Jefferson Academy has two full-time building engineers who will maintain the new HVAC system. In addition, priced into the cost of work, the HVAC contractor will provide a one-year maintenance contract to allow building engineers access to preventative maintenance measures. The elementary building engineer will follow manufacturer recommendations for preventive maintenance to the new system.

Window maintenance after replacement is not anticipated unless damage occurs. A three-month inspection after window install and annual inspections thereafter will be performed for sealant failure at the windows.

Jefferson Academy Facilities Committee monitors building maintenance and needs on a monthly basis, two Board members sit on this Committee.

Funds are provided each year in the school budget for Contracted Services such as HVAC repair (currently funded at \$10,000/annually) and Maintenance and Repair (currently funded at \$5,000/annually).

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time, Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

Jefferson Academy Charter School purchased the elementary school from the School District in 1994. The current facility was a de-commissioned public elementary school built in the 1950's. Although the Facility needed work it was chosen because of its availability and that it was a school.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

NA

**CDE Comments:**

|  |                |                                     |              |
|--|----------------|-------------------------------------|--------------|
| <b>Funded FTE Count:</b>                                       | 377.00         | <b>Bonded Debt Approved:</b>        |              |
| <b>Assessed Valuation:</b>                                     |                | <b>Year Bond Election Passed:</b>   |              |
| <b>PPAV:</b>   |                | <b>Bonded Debt Failed:</b>          |              |
| <b>Bonded Debt:</b>  |                | <b>Year Bond Election Failed:</b>   |              |
| <b>Total Bonding Capacity:</b>                                 |                | <b>2010 Bond Election Results:</b>  |              |
| <b>% of Bonding Capacity Used:</b>                             |                | <b>Median Household Income:</b>     |              |
| <b>Bond Capacity Remaining:</b>                                |                | <b>Free or Reduced Lunch %:</b>     | 8.49%        |
| <b>Existing Bond Mill Levy:</b>                                |                | <b>State Financial Watch:</b>       | No           |
| <b>Who Owns the Facility:</b>                                  | Charter School | <b>Charter School Fund Balance:</b> | \$162,521.67 |
| <b>If it's a 3rd Party Explain:</b>                            |                | <b>Charter Authorizer Letter:</b>   | Yes          |
|  |                | <b>Charter 3 Month Notice:</b>      | Yes          |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No             | <b>Charter Chartered for 5 Yrs:</b> | Yes          |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                | <b>Year Built:</b>                  | 1954         |

Reverts back to the School District

|                                    |              |                                    |                       |
|------------------------------------|--------------|------------------------------------|-----------------------|
| <b>Current Grant Request:</b>      | \$126,957.60 | <b>Affected Sq Ft:</b>             | 15,000.00             |
| <b>Current Applicant Match:</b>    | \$175,322.40 | <b>Master Plan Completed:</b>      | No                    |
| <b>Current Total Project Cost:</b> | \$302,280.00 | <b>CDE Minimum Match %:</b>        | 58                    |
| <b>Previous Grant Awards:</b>      | 0            | <b>Actual Match % Provided:</b>    | 58                    |
| <b>Previous Matches:</b>           | 0            | <b>Was a Waiver Required:</b>      | N/A                   |
| <b>Future Grant Requests:</b>      | 0            | <b>Stautory Waiver:</b>            |                       |
| <b>Future Matches:</b>             | 0            | <b>FCI:</b>                        | 74.47%                |
| <b>Total for all Phases:</b>       | \$274,800.00 | <b>CFI:</b>                        | 109.00%               |
| <b>Cost Per Pupil:</b>             | \$590.00     | <b>Inflation:</b>                  | 3                     |
| <b>Cost Per Sq Ft:</b>             | \$18.00      | <b>Historical Significance:</b>    | Yes-Granted Exemption |
| <b>Red Flags for Discussion:</b>   | None         | <b>Does this Qualify For HPCP:</b> | Not Required          |
| <b>Red Flags Explain:</b>          |              |                                    |                       |



# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## HOLYOKE RE-1J - Holyoke ES - ES & JrSrHS HVAC Upgrades

### School Name: Holyoke ES

|                              |             |
|------------------------------|-------------|
| Number of Buildings:         | 1           |
| All or Portion built by WPA: | No          |
| Gross Area (SF):             | 43,984      |
| Replacement Value:           | \$9,980,416 |
| Condition Budget:            | \$8,089,794 |
| Total FCI:                   | 81.06%      |
| Energy Budget:               | \$15,394    |
| Suitability Budget:          | \$2,600,900 |
| Total RSLI:                  | 3%          |
| Total CFI:                   | 107%        |
| Condition Score: (60%)       | 2.79        |
| Energy Score: (0%)           | 2.21        |
| Suitability Score: (40%)     | 3.70        |
| School Score:                | 3.15        |



## HOLYOKE RE-1J Holyoke Jr/Sr HS - ES & JrSrHS HVAC Upgrades

### School Name: Holyoke Jr/Sr HS

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 92,500       |
| Replacement Value:           | \$26,582,297 |
| Condition Budget:            | \$12,359,932 |
| Total FCI:                   | 46.50%       |
| Energy Budget:               | \$32,375     |
| Suitability Budget:          | \$2,425,600  |
| Total RSLI:                  | 26%          |
| Total CFI:                   | 55.7%        |
| Condition Score: (60%)       | 3.03         |
| Energy Score: (0%)           | 2.40         |
| Suitability Score: (40%)     | 4.27         |
| School Score:                | 3.53         |





# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** HOLYOKE RE-1J **Sort Order #:** 4.2  
**County:** PHILLIPS **Applicant Priority #** 5  
**Project Title:** ES & JrSrHS HVAC Upgrades

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

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

The series of BEST Cash Grant applications submitted on behalf of the Holyoke School District represents the values of the community, a thorough assessment of the current structures, and an understanding of life/safety issues that should be addressed immediately.

As a result of the Master Plan process, the District was able to determine that while both schools are over 50 years old, they are structurally sound and are viable buildings with the appropriate attention. The 2010 mill levy override was passed to keep the schools viable for the next 10 to 15 years at which time the District would have the bonding capacity to address further concerns.

Holyoke Elementary School is a 47,200 square foot, single story, brick building built in 1954 with additions in 1966, 1972, 1978 and 1998.

The HVAC, electrical and lighting systems in the Elementary School are original equipment and well past their expected life and in danger of failing. Recent below-zero weather caused the school to close due to classroom temperatures. Poor ventilation and excessive levels of carbon dioxide create an overall poor learning environment.

Most classrooms have two electrical outlets, one on each side of the room. Today's educational environment requires multiple outlets for basic teaching and learning functions. The current solution is to stretch extension cords everywhere which is not approved by the State Fire Safety Inspector.

The 1950s building has many safety concerns including a need for a fully-addressable fire alarm system and controlling the access to the building, both necessities for a safe and secure school in today's day and age.

The roof had its last major work in 1991. With warranties expired, the District has been paying for patching and sealing on an annual basis and still fights leaks in classrooms and hallways. Leaks are difficult to locate with the remodeled false ceiling.

Another issue at the Elementary School is the unsafe bus drop-off area. All parent, pedestrian and bus traffic unloads on the same stretch of curb in the front of the school. One immediate solution identified is to separate parent and bus traffic.

Holyoke Junior/Senior High School is an 119,400 square foot, single story building. The original high school gymnasium was built in 1950. The remainder of the High School was built in 1975 and the Junior High addition was completed in 1998.

Security is also an issue for the Junior/Senior High School because it was designed to allow for easy access to the public areas (gym and auditorium) creating difficulty in monitoring. Improvements are needed in the camera system, emergency all-call system, and with the visibility in the front office to improve the safety of students.

The roof covering the 1975 section of the building is in poor repair. Water pools up to one foot deep in areas and the entire roof has already been coated once requiring a total replacement of the roof. Leaks are frequent and significant damage to the ceiling is eminent.

The front of the Junior/Senior High School has traffic congestion similar to the Elementary School. Students exit in same location as the bus loading area, parent pickup and the student parking lot. The bus drop-off area needs to be relocated away from the front doors and the student parking lot.

The Facility Master Planning process and mill levy override election engaged the staff and community revealing a strong community value to get the most out of the existing facilities. Therefore, the District has prioritized projects to address critical life/ safety

issues with support from the BEST Cash Grant program.

The Holyoke Community is supporting the projects with an additional mill levy override, yet it is still insufficient for the District's priorities. BEST grants are the only means for the District to address the schools' most critical life safety issues to provide a safe and secure environment for its students and staff.

#### **Issue: Renovation**

#### **Deficiencies Associated with this Issue:**

Overview: The proposed scope addresses indoor air quality. Learning spaces in both schools have little or no conditioned outside ventilation during the winter months. The two schools in Holyoke School District fail to meet minimum standards necessary for a safe and secure environment. As part of Holyoke School District's phased plan to provide improvements to bring the current facilities up to current standards, this application includes work within the first phase which addresses the District's urgent needs with respect to life safety and replacement of critical systems that are currently beyond their expected useful life. Further definitions of these deficiencies are identified in the 2010 CDE Final School Assessment Report for Holyoke School District and in The Facility Assessment Review Comments from The Neenan Company documents submitted in this application.

Per CDE's statewide facility assessment, Holyoke School District's facility condition index (FCI) is approximately 80% and Colorado Facility Index (CFI) average is 108% for the Elementary School. The Junior/Senior High School's FCI is approximately 46% and CFI average is 56%. The Neenan Company's detailed assessment review per Holyoke School District's BEST Master Plan shows the deficiencies to be less severe than the state assessment, with a facility condition index (FCI) of approximately 21% and Colorado Facility Index (CFI) average of 69% for the Elementary School and an FCI of approximately 26% and CFI average of 50% for the Junior/Senior High School, illustrating that renovation of the existing facilities is the most prudent solution. Refer to Section 3 of the Master Plan for further information.

#### **Deficiencies:**

Poor indoor air quality - Currently there is no mechanical ventilation system control in the Junior/Senior High School and the majority of the Elementary School does not have mechanical ventilation control in the majority of the school. The only method for bringing fresh air into classrooms is through operable windows and undesirable air infiltration. Additionally, at the Junior/Senior High School, (14) classrooms and the Library are interior to the building and have no ability to get fresh air at any time. This creates extremely high CO-2 levels in classrooms, particularly in the winter months. While recommended CO-2 levels are below 800 PPM, CO-2 levels were measured as high as 1350 PPM within both schools in January of 2011. Poor ventilation, the absence of fresh air, and unacceptably low temperatures in Elementary School classrooms during winter months causes undesirable effects to the occupants within the spaces, severely impacting the learning environment.

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

Solution: Recommendations to Correct Deficiencies

The proposed solution is part of Holyoke School District's first phase (a 10-year plan) to address the District's urgent needs with respect to life safety and replacement of critical systems that are currently beyond their expected useful life. This solution most effectively addresses current health and safety issues.

A detailed description of the solution/benefits that would result from the repairs is listed below:

HVAC/Ventilation Air Upgrades -At the Elementary School, a 1998 addition and renovation provided Air Handling Units with ventilation air at select locations within the school. The remainder of the Rooftop Condensing Units (RTU's) at classrooms and other learning spaces (xx total), which currently provide cooling, would only be replaced with high efficiency, hot water coils/cooling RTUs along with CO-2 sensors and DDC controls. Existing ductwork from the Rooftop Units would be reused and sections added extending into the classrooms to provide the necessary fresh air and heating into the spaces. At the Junior/Senior High School, the current system would be equipped with CO-2 control on the existing RTUs and outside air dampers added to classrooms currently without fresh air to provide the necessary fresh air into the spaces.

#### **How Urgent is this Project:**

Urgency

The urgency of this application for Holyoke School District is based on deficiencies identified in the 2010 Facility Assessment Report and in Section 4 of the BEST application, as identified by the Master Planning team. A mill levy override was passed in November 2010 which will generate additional revenue for ten years in order to provide funding to address the most critical items from the 10-year solutions developed during the Master Plan process as well as key technology upgrades to make the buildings suitable for students for the next decade or longer until such time the community can approve a bond question. The identified deficiencies substantially exceed the revenue stream from the mill levy override. If the District does not receive the BEST grant funding, it will

be forced to prioritize among a list of critical life safety items, resulting in an up to 10-year delay for many of the projects. The longer the delay of these critical improvements, the more likely the district will encounter serious safety issues. Further delaying the replacement of critical systems that are far beyond their useful life will result in costly repairs which only provide a Band-Aid to the problem.

Currently, as identified in the deficiencies, both existing facilities do not meet current best practice recommendations regarding indoor air quality in teaching environments. Aging, failing mechanical systems and elevated CO<sub>2</sub> levels in classrooms contribute to unsafe conditions and unhealthy air quality for building occupants. These conditions are hazardous and require immediate correction.

BEST grant funding is the only viable means for Holyoke School District to continue to thrive in facilities that meet minimum health and life safety needs as determined by CDE. Funding from this grant will allow Holyoke School District to correct hazardous life safety conditions and replace critical systems that are currently beyond their expected useful life.

**What is the Cost Associated with this Issue:** \$1,200,250

**How Does this Project Conform with the Construction Guidelines:**

The existing schools will only be renovated and improved to meet Public Schools Construction Guidelines with respect to the specific systems being improved within this scope of work. Areas of the schools and sites not included in the scope of these improvements will remain as is and may or may not comply with Public Schools Construction Guidelines. Further upgrades to address issues of non-compliance within the existing buildings will be considered as part of the 20- and 30-year plans for the Holyoke School District.

Included in this application are HVAC upgrades to provide ventilation air at the Junior/Senior High School & Elementary School, which will bring the buildings into compliance with respect to the buildings' mechanical HVAC system in order to achieve healthy indoor air quality for the buildings' occupants (Section 3.12).

The existing buildings are not required to meet LEED Gold certification requirements per the following guidelines of the CDE HPCP program outlined in the BEST application:

-Although the scope of improvements affects the entire schools, the areas of renovation are less than 5,000 SF of the buildings.  
&#8208;The increased initial cost resulting from the HPCP cannot be re&#8208;couped by decreased operational costs within 15 years.

&#8208;The cost of the renovation projects does not exceed 25% of the current values of the buildings.

The increased costs incurred by the HPCP would far exceed 5% of the total cost of the project, as major renovations to address energy efficiency of the building envelope would be required to bring this project into compliance.

All new equipment selected is high efficiency equipment, and design of the proposed improvements will be with HPCP guidelines in mind, with the goal being energy efficient, long-term solutions, which provide the greatest benefit to the District for years to come. Additional upgrades that would affect the overall energy efficiency of the buildings are to be addressed within the 20-year plan for Holyoke School District.

**How Does the Applicant Plan to Maintain this Project if it is Awarded:**

The Holyoke School District operates with a general fund totaling \$ 5,145,273 and is committed to all aspects of providing a quality education. For Fiscal Year 2011, the District has allocated \$441,805 to operations and maintenance, which accounts for 41% of all discretionary spending.

For Fiscal Year 2011, the District has budgeted \$180,000 of general fund money for capital projects which equates to \$310 per student, which exceeds the former required transfer. Even in times of declining enrollment and decreased state funding, the District has made it a priority to protect the capital projects budget. Audited financials demonstrate a long-held commitment to capital projects: FY10 - \$309,129; FY09 - \$876,140; FY08 - \$648,330; FY07 - \$208,755; FY 06 - \$274,368. However, it is clear that \$180,000 is not sufficient for meeting all needs identified in the Master Plan.

In November of 2010, voters approved a mill levy override for ten years that will generate about \$200,000 per year, bringing the available funds for capital projects to about \$380,000 per year for the next ten years before the override sunsets. At our current student population, this amount equates to \$650 per student. It is the intent of the Board and the voters to address facility issues over the next ten years which will require a match through the BEST program.

While the combination of the capital projects budget and mill levy override is a substantial investment in the facilities, it cannot meet the needs identified in the Master Plan for the next ten years. Because the override sunsets, there is no guaranteed funding available for ongoing replacements of any new work completed as a result of this override and potential BEST grant. In order to set aside enough funds to replace all purchases included in the five grants twenty years from now, the District would need to set aside an additional \$340 per pupil for such purpose. As the Master Plan indicates, in order to meet the 20 year needs or replacement of any upgrades completed at this time will require the passage of a bond after the current debt service is complete in 2020.

Therefore, a successful grant application will allow the school to meet its immediate needs until such time when the district is able to pass a bond.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time, Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

The two primary educational buildings are the Holyoke Elementary School and the Holyoke Junior/Senior High School. The Elementary School was originally built in 1956 with additions in 1966, 1972, 1978, and 1998. The existing auxiliary gym at the Junior /Senior High School was constructed in 1956 and remains a part of the school. In 1978, the High School building was constructed, and the addition of the Junior High School was completed in 1998.

The School District and community are determined to make sure they get the most value out of the buildings they have, and make sure the community's money is spent wisely. A Master Plan was created to assist the District in evaluating if it is valuable to continue to improve their existing buildings, or if it is more prudent to construct new facilities. The conclusion of the master plan study was that the facilities can be upgraded, they are structurally sound and functional, and it is economically valuable to invest in the current facilities based on a detailed cost analysis of renovation vs. new (refer to the attached Master Plan document for additional information).

While the conclusion is clear that improvements to the existing facilities are more economically viable than replacement of the facilities, there are a multitude of issues within the aging existing buildings that greatly compromise student health and safety. Holyoke School District has devised a phased plan to provide improvements to bring the current facilities up to current standards. The first phase (a 10-year plan) addresses the District's urgent needs with respect to life safety and replacement of critical systems that are currently beyond their expected useful life. This application specifically addresses indoor air quality. Learning spaces in both schools have little or no conditioned outside ventilation during the winter months.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

NA

**CDE Comments:**

HOLYOKE'S 5 APPLICATIONS ARE ALL BASED ON A LONG RANGE MASTER PLAN FOR FACILITY IMPROVEMENTS. THE DISTRICT HAS SEPARATED AND PRIORITIZED PROJECTS FROM THEIR 5-10 YEAR PROJECT LIST. RELATIVE TO THE CDE FACILITY ASSESSMENT, THE DISTRICT'S MASTER PLAN DETERMINED A MUCH LOWER FCI (21%) AND CFI (69%) FOR THE ELEMENTARY SCHOOL BASED ON ACTUAL LONG-TERM PROJECT OPTIONS. THE HIGH SCHOOL WAS ALSO DETERMINED TO BE LOWER, AT 26% (FCI) AND 50% (CFI). THIS APPLICATION IS ADDITIVE TO THE HOLYOKE ES&JRSRHS RENOVATIONS, WHICH REPLACES THE EXISTING BOILERS, BUT DOES NOT ADDRESS THESE IAQ DEFICIENCIES.

|  |                |                                     |             |
|--|----------------|-------------------------------------|-------------|
| <b>Funded FTE Count:</b>                                       | 566.00         | <b>Bonded Debt Approved:</b>        |             |
| <b>Assessed Valuation:</b>                                     | 44566430       | <b>Year Bond Election Passed:</b>   |             |
| <b>PPAV:</b>   | \$78,753.00    | <b>Bonded Debt Failed:</b>          |             |
| <b>Bonded Debt:</b>  | \$1,950,000.00 | <b>Year Bond Election Failed:</b>   |             |
| <b>Total Bonding Capacity:</b>                                 | \$8,913,286.00 | <b>2010 Bond Election Results:</b>  | NA          |
| <b>% of Bonding Capacity Used:</b>                             | 22.00%         | <b>Median Household Income:</b>     | \$16,316.00 |
| <b>Bond Capacity Remaining:</b>                                | \$6,963,286.00 | <b>Free or Reduced Lunch %:</b>     | 43.80%      |
| <b>Existing Bond Mill Levy:</b>                                | 4.25           | <b>State Financial Watch:</b>       | No          |
| <b>Who Owns the Facility:</b>                                  | District       | <b>Charter School Fund Balance:</b> | NA          |
| <b>If it's a 3rd Party Explain:</b>                            |                | <b>Charter Authorizer Letter:</b>   | No          |
|  |                | <b>Charter 3 Month Notice:</b>      | No          |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No             | <b>Charter Chartered for 5 Yrs:</b> | No          |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                | <b>Year Built:</b>                  | 1953, 1975  |

NA

|                                    |                       |                                    |                       |
|------------------------------------|-----------------------|------------------------------------|-----------------------|
| <b>Current Grant Request:</b>      | <b>\$765,760.00</b>   | <b>Affected Sq Ft:</b>             | 166,600.00            |
| <b>Current Applicant Match:</b>    | <b>\$554,515.00</b>   | <b>Master Plan Completed:</b>      | Yes                   |
| <b>Current Total Project Cost:</b> | <b>\$1,320,275.00</b> | <b>CDE Minimum Match %:</b>        | 42                    |
| <b>Previous Grant Awards:</b>      | 0                     | <b>Actual Match % Provided:</b>    | 42                    |
| <b>Previous Matches:</b>           | 0                     | <b>Was a Waiver Required:</b>      | N/A                   |
| <b>Future Grant Requests:</b>      | 0                     | <b>Stautory Waiver:</b>            |                       |
| <b>Future Matches:</b>             | 0                     | <b>FCI:</b>                        | 63.78%                |
| <b>Total for all Phases:</b>       | <b>\$1,200,250.00</b> | <b>CFI:</b>                        | 81.35%                |
| <b>Cost Per Pupil:</b>             | <b>\$2,091.00</b>     | <b>Inflation:</b>                  | 2                     |
| <b>Cost Per Sq Ft:</b>             | <b>\$7.00</b>         | <b>Historical Significance:</b>    | Yes-Granted Exemption |
| <b>Red Flags for Discussion:</b>   | None                  | <b>Does this Qualify For HPCP:</b> | Not Required          |
| <b>Red Flags Explain:</b>          |                       |                                    |                       |



# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## CRIPPLE CREEK-VICTOR RE-1 - Cresson ES - ES HVAC Control Upgrade

### School Name: Cresson ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 48,000       |
| Replacement Value:           | \$11,339,222 |
| Condition Budget:            | \$2,499,041  |
| Total FCI:                   | 22.04%       |
| Energy Budget:               | \$16,800     |
| Suitability Budget:          | \$659,700    |
| Total RSLI:                  | 23%          |
| Total CFI:                   | 28.0%        |
| Condition Score: (60%)       | 3.31         |
| Energy Score: (0%)           | 1.92         |
| Suitability Score: (40%)     | 4.39         |
| School Score:                | 3.74         |



# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** CRIPPLE CREEK-VICTOR RE-1

**Sort Order #:** 4.2

**County:** TELLER

**Applicant Priority #** 1

**Project Title:** ES HVAC Control Upgrade

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

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

Cresson Elementary School was constructed in 1996. The building itself is structurally sound, but the HVAC control system is outdated and does not provide for adequate control of heating and ventilation systems. The existing pneumatic controls are manually operated.

The entire elementary building is affected by this problem. It is either too hot or too cold for students and staff to conduct learning experiences. The current system is very complicated and inaccessible to maintenance personnel. When repair companies are contacted, they refuse to assist stating that the system is too old and they are not familiar with it.

**Issue:** HVAC

### Deficiencies Associated with this Issue:

Outdoor air dampers are open the same time as hot water valves. This causes the boiler to burn far more gas than is necessary reheating cold, outside air. Classrooms are consistently too hot or too cold. The sequence of controls calls for the discharge air temperature on these units to be between 55 degrees and 75 degrees. All the units had a discharge air temperature greater than 90 degrees, some as high as 110 degrees. During a school break, the temperature was high enough in one of the classrooms to cause the death of a classroom pet. Some classrooms are so hot that the tile is warping on the floor. The extreme differences in temperature are causing disruption in classroom teaching. Some rooms are too hot for the children to be in others are so cold that students and staff must wear overcoats. Extreme changes in air temperature from classroom to classroom are resulting in increased absences due to illness. As the system does not work properly it is wasting electricity and gas. Because the pneumatic controls do not work consistently, it requires constant calibration of the system. Controls are difficult to understand and almost impossible to adjust.

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

Replacement of the current system with a DDC (Digital Direct Control) control system will provide better control of temperatures in each individual classroom with tighter tolerances. This system will ensure less energy usage. Conservative estimates predict a savings of at least \$3,250.00 annually on gas alone. The system also provides emergency notification when temperatures fail or there is a problem with the system.

### How Urgent is this Project:

The current pneumatic system has experienced numerous failures within the last few years with air leaks and intense heat in the classroom causing students to become nauseated and faint. As the school is in a rural, mountain area, failure of the system during the winter could cause catastrophic destruction in the form of water pipes freezing and the resultant flooding when the heat is off. Additionally, when the pneumatic control system is off, the system goes into full heat mode which can cause more damage

**What is the Cost Associated with this Issue:** \$86,309

### How Does this Project Conform with the Construction Guidelines:

This project conforms with the Public Schools Construction Guidelines of 1.3, Threatening HVAC, boiler, plumbing, air quality hazards and potable water hazards as failure of the system is a direct safety and health hazard to students and staff. Completion of the project will alleviate health and safety issues and negative environmental impact.

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

With the new DDC system, maintenance personnel will be able to monitor timelines on equipment and take preventative and predictive approach for maintaining the equipment. The life expectancy of this equip is at least 20 years. By being able to monitor the system, emergency

If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time, Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:

does not apply

What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:

does not apply

**CDE Comments:**

|  |                 |                                     |                 |
|--|-----------------|-------------------------------------|-----------------|
| <b>Funded FTE Count:</b>                                       | 418.00          | <b>Bonded Debt Approved:</b>        | \$10,900,000.00 |
| <b>Assessed Valuation:</b>                                     | 230522920       | <b>Year Bond Election Passed:</b>   | 07              |
| <b>PPAV:</b>   | \$551,886.00    | <b>Bonded Debt Failed:</b>          | \$23,670,000.00 |
| <b>Bonded Debt:</b>  | \$12,435,000.00 | <b>Year Bond Election Failed:</b>   | 04,05,05        |
| <b>Total Bonding Capacity:</b>                                 | \$46,104,584.00 | <b>2010 Bond Election Results:</b>  | NA              |
| <b>% of Bonding Capacity Used:</b>                             | 27.00%          | <b>Median Household Income:</b>     | \$22,137.00     |
| <b>Bond Capacity Remaining:</b>                                | \$33,669,584.00 | <b>Free or Reduced Lunch %:</b>     | 53.29%          |
| <b>Existing Bond Mill Levy:</b>                                | 4.28            | <b>State Financial Watch:</b>       | No              |
| <b>Who Owns the Facility:</b>                                  | District        | <b>Charter School Fund Balance:</b> | NA              |
| <b>If it's a 3rd Party Explain:</b>                            |                 | <b>Charter Authorizer Letter:</b>   | No              |
|  |                 | <b>Charter 3 Month Notice:</b>      | No              |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No              | <b>Charter Chartered for 5 Yrs:</b> | No              |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                 | <b>Year Built:</b>                  | 1996            |

does not apply

|                                    |             |                                    |              |
|------------------------------------|-------------|------------------------------------|--------------|
| <b>Current Grant Request:</b>      | \$37,976.00 | <b>Affected Sq Ft:</b>             | 44,000.00    |
| <b>Current Applicant Match:</b>    | \$56,964.00 | <b>Master Plan Completed:</b>      | No           |
| <b>Current Total Project Cost:</b> | \$94,940.00 | <b>CDE Minimum Match %:</b>        | 60           |
| <b>Previous Grant Awards:</b>      | 0           | <b>Actual Match % Provided:</b>    | 60           |
| <b>Previous Matches:</b>           | 0           | <b>Was a Waiver Required:</b>      | N/A          |
| <b>Future Grant Requests:</b>      | 0           | <b>Stautory Waiver:</b>            |              |
| <b>Future Matches:</b>             | 0           | <b>FCI:</b>                        | 22.04%       |
| <b>Total for all Phases:</b>       | \$86,309.00 | <b>CFI:</b>                        | 28.00%       |
| <b>Cost Per Pupil:</b>             | \$359.00    | <b>Inflation:</b>                  | 15           |
| <b>Cost Per Sq Ft:</b>             | \$0.00      | <b>Historical Significance:</b>    | NA           |
| <b>Red Flags for Discussion:</b>   | None        | <b>Does this Qualify For HPCP:</b> | Not Required |
| <b>Red Flags Explain:</b>          |             |                                    |              |

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**BUILDING EXCELLENT SCHOOLS TODAY (BEST)  
FY2011-12 BEST LEASE-PURCHASE  
GRANT APPLICATIONS**



DIVISION OF PUBLIC SCHOOL  
CAPITAL CONSTRUCTION ASSISTANCE

**MAY 2011**

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# BEST FY2011-12 APPLICATION SUMMARIES

All Applications for BEST Lease-Purchase Grants In Lease-Purchase Sort Order

| Page #      | Sort Order   | County    | Applicant Name                          | Project Title                             | Amount of Grant Request | Amount of Applicant Contribution | Total Project Cost | FCI %  | CFI %   | Cost Per Sq Ft | Priority # |
|-------------|--------------|-----------|---|---|-------------------------|----------------------------------|--------------------|--------|---------|----------------|------------|
| 337         | 194          | WELD      | PRAIRIE RE-11                           | New PK-12 School                          | \$13,023,289.00         | \$3,455,628.00                   | \$16,478,917.00    | 66.93% | 102.00% | \$271          | 1          |
| 346         | 190          | EAGLE     | EAGLE COUNTY CHARTER ACADEMY            | New K-8 School                            | \$9,302,653.00          | \$2,937,679.00                   | \$12,240,332.00    | 47.42% | 116.00% | \$259          | 1          |
| 428         | 184          | ADAMS     | CORRIDOR COMMUNITY ACADEMY              | New K-8 School                            | \$3,084,180.00          | \$2,423,284.00                   | \$5,507,464.00     | 5.98%  | 79.70%  | \$262          | 1          |
| 435         | 182          | CSI       | ROSS MONTESSORI SCHOOL                  | New PK-8 Charter School                   | \$10,791,517.00         | \$1,067,292.00                   | \$11,858,809.00    | 27.98% | 74.30%  | \$293          | 1          |
| 472         | 176          | MONTEZUMA | SOUTHWEST OPEN CHARTER SCHOOL           | HS Improvements at CS                     | \$7,424,818.00          | \$3,494,032.00                   | \$10,918,850.00    | 77.20% | 92.30%  | \$280          | 1          |
| 479         | 174          | BOULDER   | HORIZONS K-8 ALTERNATIVE CHARTER SCHOOL | K-8 CS Renovations and Addition           | \$5,505,965.00          | \$478,779.00                     | \$5,984,744.00     | 82.50% | 120.00% | \$144          | 1          |
| 512         | 166          | MONTEZUMA | DOLORES RE-4A                           | PK-12 Health/Safety/Security Improvements | \$3,481,690.00          | \$3,926,159.00                   | \$7,407,849.00     | 42.58% | 50.60%  | \$234          | 1          |
| 524         | 163          | ARAPAHOE  | ENGLEWOOD 1                             | MS Renovation & Addn to Convert to Alt HS | \$9,220,857.00          | \$8,176,986.00                   | \$17,397,843.00    | 20.65% | 43.00%  | \$164          | 1          |
| 291/<br>534 | 1.9 /<br>161 | PUEBLO    | PUEBLO RURAL 70                         | HS Addition                               | \$2,111,255.00          | \$1,467,143.00                   | \$3,578,398.00     | 7.09%  | 34.40%  | \$199          | 1          |
| 538         | 154          | CONEJOS   | SANFORD 6J                              | Major PK-12 Renovations                   | \$20,927,472.00         | \$1,101,445.00                   | \$22,028,917.00    | 72.56% | 76.90%  | \$237          | 1          |
| 551         | 151          | YUMA      | IDALIA RJ-3                             | Major PK-12 Renovations/Replacement       | \$11,124,198.00         | \$3,908,502.00                   | \$15,032,700.00    | 55.85% | 68.70%  | \$265          | 1          |



| Page #      | Sort Order   | County     | Applicant Name                         | Project Title                            | Amount of Grant Request | Amount of Applicant Contribution | Total Project Cost | FCI %  | CFI %   | Cost Per Sq Ft | Priority # |
|-------------|--------------|------------|--|--|-------------------------|----------------------------------|--------------------|--------|---------|----------------|------------|
| 559         | 149          | MONTEZUMA  | MONTEZUMA-CORTEZ RE-1                  | New HS, (2) New ES, Renovate MS & ES     | \$39,218,257.00         | \$44,224,841.00                  | \$83,443,098.00    | 52.25% | 81.03%  | \$182          | 1          |
| 572         | 148          | JEFFERSON  | ROCKY MOUNTAIN DEAF SCHOOL             | New PK-12 Deaf School                    | \$13,197,042.00         | \$221,404.00                     | \$13,418,446.00    | 29.64% | 108.00% | \$277          | 1          |
| 607         | 147          | EL PASO    | ELLCOTT 22                             | Replace Existing MS                      | \$15,885,491.00         | \$2,373,694.00                   | \$18,259,185.00    | 66.96% | 99.10%  | \$233          | 1          |
| 624         | 143          | RIO GRANDE | DEL NORTE C-7                          | Consolidate (2) ES and Site Improvements | \$8,230,891.00          | \$6,467,127.00                   | \$14,698,018.00    | 45.97% | 57.60%  | \$227          | 1          |
| 633         | 139          | EL PASO    | PEYTON 23 JT                           | HS Addition                              | \$3,230,722.00          | \$2,643,318.00                   | \$5,874,040.00     | 77.89% | 92.90%  | \$256          | 1          |
| 641         | 138          | LAKE       | LAKE R-1                               | HS Renovation                            | \$15,290,831.00         | \$12,014,223.00                  | \$27,305,054.00    | 46.62% | 62.30%  | \$190          | 1          |
| 648         | 137          | FREMONT    | FLORENCE RE-2                          | ES Renovations and Addition              | \$12,321,373.00         | \$648,493.00                     | \$12,969,866.00    | 76.20% | 96.00%  | \$168          | 1          |
| 659         | 136          | WASHINGTON | OTIS R-3                               | Jr/SrHS Addition to ES                   | \$21,848,125.00         | \$2,427,569.00                   | \$24,275,694.00    | 73.36% | 94.25%  | \$233          | 1          |
| 669         | 135          | PITKIN     | ASPEN COMMUNITY CHARTER SCHOOL         | New K-8 School                           | \$5,942,874.00          | \$4,669,401.00                   | \$10,612,275.00    | 62.85% | 129.00% | \$418          | 1          |
| 682         | 133          | ELBERT     | BIG SANDY 100J                         | New PK-12 School                         | \$20,520,581.00         | \$3,066,293.00                   | \$23,586,874.00    | 58.56% | 106.00% | \$269          | 1          |
| 155/<br>696 | 1.5 /<br>133 | PHILLIPS   | HOLYOKE RE-1J                          | ES & JrSrHS Roof Replacements            | \$982,606.00            | \$711,541.00                     | \$1,694,147.00     | 63.78% | 81.35%  | \$13           | 3          |
| 255/<br>702 | 1.9 /<br>132 | JEFFERSON  | FREE HORIZON MONTESSORI CHARTER SCHOOL | PK-6 Renovations                         | \$2,440,297.00          | \$2,440,296.00                   | \$4,880,593.00     | 40.20% | 98.70%  | \$97           | 1          |

| Page #      | Sort Order   | County   | Applicant Name  | Project Title                                     | Amount of Grant Request | Amount of Applicant Contribution | Total Project Cost | FCI %  | CFI %   | Cost Per Sq Ft | Priority # |
|-------------|--------------|----------|-----------------|---|-------------------------|----------------------------------|--------------------|--------|---------|----------------|------------|
| 710         | 130          | EL PASO  | FALCON 49       | MS Renovation and Addition                        | \$8,394,572.00          | \$9,466,219.00                   | \$17,860,791.00    | 47.91% | 89.70%  | \$160          | 1          |
| 719         | 130          | MONTROSE | WEST END RE-2   | New PK-12 School                                  | \$13,096,724.00         | \$9,101,113.00                   | \$22,197,837.00    | 60.68% | 81.00%  | \$274          | 1          |
| 729         | 129          | ADAMS    | WESTMINSTER 50  | New ES  | \$18,953,434.00         | \$5,345,840.00                   | \$24,299,274.00    | 64.17% | 90.25%  | \$272          | 1          |
| 188/<br>733 | 1.9 /<br>128 | DENVER   | DENVER 1        | Address Air and Water Quality in Multiple Schools | \$927,134.00            | \$758,564.00                     | \$1,685,698.00     | 60.65% | 83.56%  | \$4            | 1          |
| 771         | 128          | ELBERT   | ELBERT 200      | New PK-12 School                                  | \$16,280,223.00         | \$3,683,262.00                   | \$19,963,485.00    | 53.01% | 75.20%  | \$271          | 1          |
| 142/<br>789 | 1.5 /<br>128 | LARIMER  | THOMPSON R-2J   | HS Roof Replacement                               | \$496,650.00            | \$658,350.00                     | \$1,155,000.00     | 52.12% | 63.00%  | \$8            | 1          |
| 226/<br>793 | 1.9 /<br>126 | DENVER   | DENVER 1        | Address Site Traffic at Multiple Schools          | \$742,270.00            | \$607,311.00                     | \$1,349,581.00     | 55.09% | 75.89%  | \$10           | 2          |
| 806         | 126          | LA PLATA | IGNACIO 11 JT   | Jr/SrHS Demolition, Addition, Renovation          | \$2,277,132.00          | \$3,561,668.00                   | \$5,838,800.00     | 69.61% | 102.00% | \$75           | 2          |
| 811         | 126          | WELD     | FT. LUPTON RE-8 | MS Renovation                                     | \$5,386,169.00          | \$4,588,218.00                   | \$9,974,387.00     | 61.57% | 71.70%  | \$68           | 1          |
| 111/<br>818 | 1.5 /<br>125 | ARAPAHOE | BYERS 32J       | PK-12 School Roof Replacement                     | \$980,502.00            | \$905,078.00                     | \$1,885,580.00     | 28.92% | 43.40%  | \$15           | 1          |
| 169/<br>823 | 1.6 /<br>125 | LOGAN    | PLATEAU RE-5    | PK-12 Fire Alarm, HVAC, and Security Project      | \$439,549.00            | \$687,499.00                     | \$1,127,048.00     | 34.85% | 57.20%  | \$15           | 1          |
| 85/8<br>28  | 1.5 /<br>124 | ADAMS    | ADAMS 14        | JrHS Roof Replacement                             | \$1,420,677.00          | \$175,589.00                     | \$1,596,266.00     | 39.07% | 62.20%  | \$14           | 1          |

| Page #      | Sort Order   | County    | Applicant Name                                  | Project Title                                 | Amount of Grant Request | Amount of Applicant Contribution | Total Project Cost | FCI %  | CFI %   | Cost Per Sq Ft | Priority # |
|-------------|--------------|-----------|---|---|-------------------------|----------------------------------|--------------------|--------|---------|----------------|------------|
| 93/8<br>32  | 1.5 /<br>124 | ADAMS     | ADAMS 14  | ES Roof Replacement                           | \$742,031.00            | \$91,711.00                      | \$833,742.00       | 36.44% | 79.70%  | \$13           | 3          |
| 836         | 123          | ARAPAHOE  | SHERIDAN 2                                      | MS Renovation & New 3-8 School                | \$21,534,235.00         | \$6,800,284.00                   | \$28,334,519.00    | 34.84% | 65.30%  | \$230          | 1          |
| 848         | 123          | LA PLATA  | IGNACIO 11 JT                                   | Renovation/Addition of (e) MS to Become K-8   | \$5,817,669.00          | \$9,099,431.00                   | \$14,917,100.00    | 57.54% | 80.00%  | \$235          | 1          |
| 116/<br>854 | 1.5 /<br>121 | COSTILLA  | SIERRA GRANDE R-30                              | Reroof a PK-12 School                         | \$945,330.32            | \$236,332.58                     | \$1,181,662.90     | 37.54% | 56.00%  | \$14           | 1          |
| 81/8<br>64  | 1.4 /<br>112 | BOULDER   | ST VRAIN RE 1J                                  | HS ACM Abatement and Partial Roof Replacement | \$731,505.00            | \$702,817.00                     | \$1,434,322.00     | 45.18% | 64.80%  | \$18           | 1          |
| 868         | 80           | LAKE      | LAKE R-1  | ES Renovation                                 | \$3,687,454.00          | \$2,897,285.00                   | \$6,584,739.00     | 58.63% | 63.50%  | \$156          | 2          |
| 263/<br>873 | 1.9 /<br>75  | MONTROSE  | PARADOX VALLEY CHARTER SCHOOL                   | PK-8 CS Renovation and Addition               | \$2,465,319.00          | \$304,702.00                     | \$2,770,021.00     | 63.62% | 109.00% | \$175          | 1          |
| 248/<br>884 | 1.9 /<br>70  | JEFFERSON | COMPASS MONTESSORI - WHEAT RIDGE CHARTER SCHOOL | 3-6 School Addition                           | \$984,684.00            | \$1,253,234.00                   | \$2,237,918.00     | 20.83% | 78.10%  | \$236          | 1          |
| 322/<br>891 | 4.2 /<br>30  | PHILLIPS  | HOLYOKE RE-1J                                   | ES & JrSrHS HVAC Upgrades                     | \$765,760.00            | \$554,515.00                     | \$1,320,275.00     | 63.78% | 81.35%  | \$7            | 5          |
| 299/<br>896 | 4.2 /<br>26  | ARAPAHOE  | ADAMS-ARAPAHOE 28-J                             | ES/MS HVAC Upgrades                           | \$1,693,831.00          | \$505,949.00                     | \$2,199,780.00     | 78.90% | 94.50%  | \$43           | 1          |
| 312/<br>900 | 4.2 /<br>20  | EL PASO   | HARRISON 2                                      | Replace Boilers at (3) ES                     | \$1,113,816.48          | \$212,155.52                     | \$1,325,972.00     | 55.63% | 72.43%  | \$7            | 3          |

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## PRAIRIE RE-11 - Prairie K-12 - New PK-12 School

### School Name: Prairie K-12

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 39,574       |
| Replacement Value:           | \$11,187,367 |
| Condition Budget:            | \$7,487,375  |
| Total FCI:                   | 66.93%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$3,936,700  |
| Total RSLI:                  | 11%          |
| Total CFI:                   | 102%         |
| Condition Score: (60%)       | 2.28         |
| Energy Score: (0%)           | 2.50         |
| Suitability Score: (40%)     | 3.48         |
| School Score:                | 2.76         |




# Statutory Waiver for BEST Grant District Match


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

- A. Applicant required minimum match for this project based on CDE's minimum listed percent (Line items A \* M from grant application): \$ 8,317,929
- B. District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. (FY2010/11 AV x 20%): \$ 3,457,066
- C. New proposed bonded indebtedness if the grant is awarded: \$ 3,457,066
- D. Current outstanding bonded indebtedness: \$ 0.00
- E. Total bonded indebtedness if grant is awarded with a successful 2011 election (Line C+D): \$ 3,457,066

School District: Prairie School District RE-11J  
 Project: PK-12 Replacement/Repurposing  
 Date: March 1, 2011

Signed by Superintendent:

Printed Name: Joe Kimmel 

Signed by School Board Officer: 

Printed Name: Jeff Dollerschell  
 Title: School Board President

# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** PRAIRIE RE-11

**Sort Order #:** 194

**County:** WELD

**Applicant Priority #:** 1

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

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

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

Prairie School District is a PK-12 school, in a 41,135 S.F. building. The student enrollment in 2010-2011 is 174 students, and enrollment trends suggest that the student population will continue to grow at a moderate pace. The current number of square feet per student is 236, which is well below the state average for rural school districts with similar populations. Overcrowding is felt every day throughout the facility.

Prairie School was built in 1964 as a result of several small school districts consolidating into one. Currently the facility is still functional, but most of the building systems are deficient and beyond life expectancy. After an in-depth look, the assessing team found the building shows multiple signs of deteriorated building systems. The electrical wiring and mechanical systems, including all plumbing and sewer lines show signs of deterioration, which makes it difficult to “keep up” with the repairs. The FCI is: 64.41%

The most pressing safety issue at this time is the roofing system. The current system has been compromised due to multiple layers of roofing membranes installed over the years, and the additional application of a sprayed-on system. The Adolfson + Peterson assessing team found that a large quantity of water has found its way through the numerous holes in the spray-foam insulation, and is accumulating between the different layers of roofing membranes. Right after the discovery of this condition, the district proceeded to perforate the metal deck in order to alleviate the building from this additional structural load. We can ascertain, based on the very poor condition of the spray polyurethane foam based roofing system (SPF), that there are potentially damaged and corroded areas of structural components below. The extent of damage and corrosion will only be discovered with the complete demolition of the existing roofing system(s).

The facility’s life-safety and security systems are also outdated or missing, and there are inadequacies in space and program adjacencies, that impede educational opportunities for students. Regarding educational suitability, the building is highly deficient. The CFI is: 102%.

The building lacks natural light and ventilation throughout, and the indoor air quality is very poor, resulting in students being sick throughout the winter months. Each classroom has an exterior door, which poses a considerable and urgent security risk that the District wishes to eliminate. The only natural light provided to classrooms comes through a small window opening in these exterior doors.

Other adequacy concerns include an unsupervised main entrance to the building; classrooms that are less than 400 square feet (for up to 17 students); music instruction on the auditorium’s stage, which is located in the middle of the secondary classroom cluster, disrupting instruction every day; an award-winning Beef Reproduction Program with incubators and microscopes occupying a closet/storage room; narrow circulation hallways; a small kitchen; and a very small media center/library without natural light. These are only a few of the numerous inadequacies you would find during a quick tour of the school.

Two courses of action apply to the current situation at Prairie School District: (1) renovate the existing facility to 21st. century standards to correct all the building deficiencies, with current renovation costs exceeding replacement costs; or, (2) leverage the District’s bonding capacity through the BEST program to replace the school facilities and address the numerous educational inadequacies that exist throughout the building. At this time, Prairie School District has decided to pursue a BEST Grant to rebuild its school, and with the support of the community is willing to maximize its bonding capacity in order to contribute the maximum amount possible toward the project.

## Issue: School Replacement

### Deficiencies Associated with this Issue:

Prairie School has numerous building and educational adequacy issues that pose health, safety and security problems that the school wants to remedy as soon as financially possible. As compared to the C.C.A. Public Schools Facility Construction Guidelines:



3.1 Due to the very poor condition of the roofing system, the roof is currently retaining water between roofing layers. This water accumulation is adding loads to the structural system, and coupled with the potential damage/corrosion to the structure below, it presents a safety issue that needs to be corrected immediately.

In addition, the brick veneer exterior walls present visible signs of deterioration with rusted horizontal reinforcement delaminating the brick and destroying the mortar joints.

3.2 The sprayed-foam roofing system does not provide a weather-tight roof. It does not drain positively off the roof and is actually accumulating water in between the roofing layers previously installed but never removed. Multiple roof leaks are prevalent throughout the school.

3.3 The building does not comply with current code allowable areas, does not have required building separation zones or fire-rated corridors and many of its interior components are not of fire-resistive construction. It does not have a fire-sprinkler system.

3.4 The high salinity in the water is deteriorating water pipes at a higher than normal rate. The school also reports on-going problems with water pressure due to a very old water pressure tank that is deficient. Also, the reading for copper in potable water was 1.3mg/L, right at the limit set by the U.S. EPA. The outdated filtering system is not capable of cleaning the water.

3.5 The Building Fire Alarm is outdated and non-reliable. It is the original system from 1964 and many of its fire notification components are reported as non-functional.

3.7 The Facility is not equipped with closed circuit video or keycard building access.

3.8 An Event Alerting and Notification System is present but un-reliable. The modular classroom currently housing 6th and 7th grade classrooms is not connected to the EAN system. The weight room currently housed in the water/pump is also not connected to the EAN system.

3.9 The building lacks basic security measures. The main office cannot monitor the main entrance, and the many exterior doors (one at each classroom) are not monitored either. Hardware on interior doors is not reliable and supervision of corridors is difficult due to the building layout. (See existing floor plan).

3.10 The electrical distribution system is outdated, failing and non-expandable. Lighting levels throughout the school do not comply with the IESNA recommendations.

3.11 The mechanical systems are outdated and do not meet current code. It consists of an original boiler with old AHU's.

3.12 Interior air quality is very poor. Minimum to none ventilation is provided through the HVAC system and the lack of windows prevents manual control of outside air. The system is not running constantly as it should be during school hours. The school reports that the majority of the student population gets sick throughout the winter months.

3.15 The school lacks appropriate storage for hazardous materials.

3.16 The school does not have a care area for sick students.

3.17 Various ADA accessibility problems exist throughout. The ramp slope to the main entrance is over the 1"/20" requirement for exterior ramps. Toilet fixture accessibility is also lacking; there is a handicapped accessible toilet in the Special Education area, but not in the general toilet areas. Also, some door openings do not provide the required push and pull distances. Some corridors are also too narrow for current code compliance.

3.18 The site presents many safety issues. The main problem is a parking lot that is located between the building and the athletic fields, so students must cross the parking lot to get to the fields. Also, the bus zone is not separated from parent pick-up/drop-off traffic.

3.19 The playground is old and not ADA accessible. The playground is not fenced, and does not provide a separation for the different age groups.

4.3 The Distance Learning Lab does not have adequate space and the technology is obsolete. It is currently located in a multi-purpose room that is also used for Special Education, staff conferencing. The distance learning equipment occupies one corner of the very crowded space.

Technology school wide is obsolete. The equipment is old and the school's infrastructure capacity is not enough to handle 21st

century school technology.

4.8 The building is over capacity and includes one modular classroom building that is not ADA accessible. About half of the classrooms are under 600sf, the minimum recommended classroom size per State guidelines.

4.13.2 Classrooms lack the required space per student. Ceiling heights are lower than 9'-0", they do not have proper windows or well-ventilated air, and do not provide the necessary technology infrastructure to support the educational program. A few data connections are present in some classrooms but they are in disrepair. Computers are not a classroom instructional tool due to lack of broadband capacity.

4.13.8-9 The music room is the Auditorium Stage. The Auditorium is located in the middle of the secondary classroom cluster, and the acoustic separation is very poor. It is almost impossible to instruct while the band is playing, and the entire MS/HS wing is disrupted every day. There are no instrument storage areas or practice rooms.

4.13.9.1 The Art Classroom lacks natural light it has the same small door windows of typical classrooms. It does not provide a kiln/ceramic area. It is a remodeled home economics classroom that is inadequate for an Art Room.

4.13.10 The performing arts support area is non-existent. The location of the auditorium makes it very difficult to provide any space for set design and construction.

4.13.11 Prairie School has outstanding Vocational Agriculture and Vocational Business programs. However, the business classroom space is very small and inadequate. The Beef Reproduction Lab is housed in a closet that is also used for Vo. Ag. storage. Incubators and microscopes are located in this small, crowded room, and the mechanical system provisions for the room are not ideal for the very technical, educational activities of the program.

4.13.12 the Library/Media Center is located in the middle of the school, but lacks adequate illumination. It does not have high ceilings or natural light as described in the guidelines. In addition, the space is very small for the student population it serves. Technology is outdated and inadequate.

4.13.13 The kitchen appears to be of adequate size, but is poorly laid-out. It becomes a dangerous place to be when a large event, such as a community dinner, is hosted by the school.

4.13.14 The Cafeteria space is adequate in size, but the space lacks environmental quality. It is poorly illuminated and day light is not provided. The cafeteria offers over-flow space for the auditorium, but even when expanded, it cannot properly accommodate a large school event. The separate auditorium space is obsolete and seldom used due to capacity. The lighting and sound equipment is un-reliable.

4.13.15 The school has only one gymnasium and the basketball court dimensions fall short of regulation. Most of the equipment in the Gym is antiquated.

4.13.16 The weight room is in a remote location and presents a security issue. The metal building in which this space is located was constructed very economically and does not provide an adequate space or environmental conditions for a weight room.

4.13.17 The locker rooms are in the basement. They are not handicapped accessible.

4.13.18 There is not a visitor's locker room.

4.13.19 The administrative area is small for the student population it serves; it does not provide an area for sick students and lacks meeting space. The main entrance cannot be monitored from the administrative area.

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

Due to the over-all building condition, many adequacy issues and the difficulty to expand the building to better accommodate current enrollment, Prairie School is seeking to replace their school while re-purposing their existing Gymnasium into a Cafetorium.

The Gym building was found to be a good candidate for remodel and, through considerable planning discussions, it was decided that it would remain as a multi-purpose space. This gymnasium "box" will house the cafeteria, replace the current auditorium, and serve as a second Gym for P.E. classes and practice in the afternoons.

The new Classroom Building will be built to the South of the existing Gymnasium and a new Gymnasium will be built to the east, in order to bridge the distance to the school fields and provide a safer crossing to the fields for students. Only bus traffic will be allowed to the north of the new facility.

The new space for the award winning Vocational Agricultural and Business programs will be the last piece to be built to the north after demolition of the existing outdated facility, and will address the very special needs of their Beef Reproduction Program.

Construction to the south and east will allow the school to remain in session while the new facility is being built, saving the need to rent modular classrooms and thus minimizing classroom disruption.

The new facility will not only follow the Construction Guidelines of the CCAB and other best practices for school design and construction, but will also strive to be the flexible, technology-ready facility Prairie envisions, ready for whatever the future of education may bring.

#### **How Urgent is this Project:**

Based on the findings throughout the assessment period of the master planning process, we can ascertain that the Prairie School facility is near the end of its useful life. Without a major investment in the very near future to correct the most pressing needs, such as the roofing system and other deteriorated building systems (estimated at twice the amount of their current bonding capacity), the building's integrity and the safety of its occupants will be seriously compromised.

The School's Design Advisory Committee, a mixed group of School leaders, staff and community members, have discussed the need to address the most pressing facility needs. There is unanimous agreement that something has to be done soon to remedy the health, safety and security issues described in the previous deficiency section.

The Prairie community at large understands that a major re-investment in the facilities will be required soon, and appreciates the opportunity offered through the BEST program to address the most pressing facility needs and build an excellent 21st Century facility that will support Prairie's excellent educational program. The community is supportive of the project and is very excited about the possibility the BEST program represents.

**What is the Cost Associated with this Issue:**      \$15,594,207

#### **How Does this Project Conform with the Construction Guidelines:**

The proposed school building will not only comply with the C.C.A. Construction Guidelines, but will also follow best practices for school design and construction in order to provide the Prairie community with a 21st Century School.

3.1 The proposed project will provide the opportunity to review the integrity of the roof in the areas to be re-purposed. A small allowance for some roof deck repair has been added to construction costs for the repurposing of the Gymnasium. The project also takes into account brick veneer removal and repair.

3.2 A new weather-tight roofing system will be installed throughout the school building and previous roofing systems will be removed.

3.3 The proposed building will be designed to current code and will comply with allowable areas, exiting requirements, etc. It also considers a fire suppression system.

3.4 A new water filtering system will be installed in order to deal with the high salinity of the ground water source and to filter the metals.

3.5 A new Fire Alarm will be installed throughout the school per code.

3.7 A state of the art security system including cameras and keycard access is proposed as part of the proposed new school.

3.8 A new Event Alerting and Notification System that reaches all rooms in the new and consolidated school will be part of the safety and security features of the building.

3.9 The building layout will provide direct supervision of hallways and a secure vestibule that funnels visitors through the main office during school hours will be built. All other exterior doors will remain locked during school hours in order to safe guard the school population. Classroom locks will be provided with small vision panels on doors.

3.10 A new and expanded electrical system will be provided and lighting levels will be appropriate for the task performed in each room.

3.11 New efficient mechanical systems will be provided for every space, even for the spaces proposed to be re-purposed. A geothermal system is being considered for heating and cooling.

3.12 The system will be designed to provide the code-required outside air for schools, and windows will be provided in every classroom.

3.15 Appropriate hazardous material storage will be provided.

3.16 A sick student area is being planned, with one cot and lockable medicine storage as recommended in the guidelines.

3.17 The school will be ADA accessible and handicapped friendly throughout.

3.18 The proposed new gymnasium bridges across the existing parking lot for better adjacency and safe student access to the fields (student will not have to cross a parking lot). Bus-only traffic is being considered on the North side of the school. Dedicated, safe pedestrian paths are planned so that students will not have to walk through a parking lot to get to the fields.

3.19 A new playground is proposed. It will be constructed closer to the building.

4.3 A dedicated space for Distance Learning is being considered with acoustical treatment and state-of-the-art equipment to connect with the many available instructional opportunities that exist through BOCES, Colorado on-line and other sources. Upgraded technology infrastructure to address the school's deficiencies is being considered including wireless internet access. Other school technology related considerations at Prairie School include placement of desktop computers for equitable access, technical support, effective goals for technology use, new roles for teachers, appropriate coaching of teachers at different skill levels, availability of educational software, and sustained funding for technology.

4.8 Adequately sized standard classrooms are being considered. The minimum classroom size of 600 S.F. is being considered with some classrooms slightly larger to accommodate larger classes that may occur periodically ("bubble" years).

4.13.2 Classrooms with a minimum ceiling height of 9'-0" will be constructed with adequate windows and the required technology to provide a 21st Century instruction.

4.13.8-9 The current auditorium and stage/music room will be demolished. The new building will provide a similar stage/music room/multi-purpose space as part of the re-purposed "cafetorium". The new music area will be in the "noisy" part of the new school, eliminating classroom disruption.

4.13.9.1 Plenty of natural light will be provided for the Art classroom including all necessary equipment, water, electrical and mechanical provisions.

4.13.10 The re-purposed gym space will provide the opportunity for a performing arts support space.

4.13.11 Appropriate space for the very unique Beef Reproduction class will be built as part of the science room, in order to be efficient with square footage.

4.13.12 A well-lit library/media center will be located at the core of the new facility for easy student and community access. Higher ceilings with clerestory windows are envisioned. The space will be adequately sized to serve the current student population.

4.13.13 A professionally laid-out kitchen with necessary equipment is being considered.

4.13.14 Plenty of natural light for the cafetorium will be provided via clerestory windows on the south non-bearing wall of the existing Gym. The new re-purposed space will be large enough for school-wide and community events, and new light and sound equipment will be included.

4.13.15 The existing gym will still function as a practice gym. A new main gymnasium is proposed with regulation dimensions. The cafetorium and new gymnasium will include curtains and equipment to provide maximum flexibility in these two large spaces.

4.13.16 The weight room is proposed to be located in the main building, and will be an adequate space for school and community use.

4.13.17 Locker Rooms will be on the main floor and will be fully ADA accessible.

4.13.18 A flexible visitor's locker room will be provided.

4.13.19 The new administrative area will be properly sized. It will include an area for sick students and adequate meeting space. It will also serve as the security check point during school hours for visitors.

**How Does the Applicant Plan to Maintain this Project if it is Awarded:**

The Prairie School staff and community have always been proud of their facility, originally built in 1964. In fact, many still refer to the existing facility as the "New School". Maintenance and upkeep of its facility is something the School takes very seriously, which is evident in the fact that many of the original buildings' systems still function today, though they are aged beyond their expected life. The school maintains an Operations and Maintenance budget that takes care of a full time custodian and projected repairs. The O&M budget for next year is \$129,748.

The number of repairs has increased in the last couple of years and is making it difficult for the district to keep up with important repairs. An appropriate O&M budget will be set up and discussed when a new building is constructed. The district expects that a newer building will potentially allow them to contribute even more to a capital renewal account for the first 10 years of operation.

Regarding a capital renewal budget, the school understands that a healthy (industry standard) fund will consider approximately 2% of the asset value per year. In this case, 2% represents an amount in excess of \$200,000 per year.

Over the last 10 years the district has been saving for the inevitable repairs that are now a pressing need. Upon completion of the new facility, the District is willing to earmark \$1,200,000 of their Capital Reserve funds to start the Capital Renewal Fund. In addition to this one time contribution, Prairie School feels a responsible commitment would be in the order of \$50,000 per year as a contribution to the Capital Renewal fund for the new facility.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time. Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

The facility was built with local funds when Prairie School District consolidated in 1964. It was an adequate school facility in 1964, built to current standards, but with a small budget.

After almost 50 years, with a good track record of maintenance and up-keep, the primary building systems are now deteriorated and beyond their expected life. This includes a serious compromise of the building envelope, especially the roofing system.

Prairie school was considered adequate for education when it was built. However, with evolving educational initiatives over the years, and changing expectations in public education, the facility is no longer adequate to support 21st Century educational programming.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

\$50,000

**CDE Comments:**

|  |                |                                     |             |
|--|----------------|-------------------------------------|-------------|
| <b>Funded FTE Count:</b>                                       | 154.00         | <b>Bonded Debt Approved:</b>        | \$0.00      |
| <b>Assessed Valuation:</b>                                     | 17295170       | <b>Year Bond Election Passed:</b>   |             |
| <b>PPAV:</b>   | \$112,088.00   | <b>Bonded Debt Failed:</b>          |             |
| <b>Bonded Debt:</b>  | \$0.00         | <b>Year Bond Election Failed:</b>   |             |
| <b>Total Bonding Capacity:</b>                                 | \$3,459,034.00 | <b>2010 Bond Election Results:</b>  | NA          |
| <b>% of Bonding Capacity Used:</b>                             | 0.00%          | <b>Median Household Income:</b>     | \$14,998.00 |
| <b>Bond Capacity Remaining:</b>                                | \$3,459,034.00 | <b>Free or Reduced Lunch %:</b>     | 33.76%      |
| <b>Existing Bond Mill Levy:</b>                                | 0              | <b>State Financial Watch:</b>       | No          |
| <b>Who Owns the Facility:</b>                                  | District       | <b>Charter School Fund Balance:</b> | NA          |
| <b>If it's a 3rd Party Explain:</b>                            |                | <b>Charter Authorizer Letter:</b>   | No          |
|  |                | <b>Charter 3 Month Notice:</b>      | No          |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No             | <b>Charter Chartered for 5 Yrs:</b> | No          |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                | <b>Year Built:</b>                  | 1964        |
| <b>NA</b>  |                |                                     |             |

**Current Grant Request:** \$13,023,289.00  
**Current Applicant Match:** \$3,455,628.00  
**Current Total Project Cost:** \$16,478,917.00  
**Previous Grant Awards:** 0  
**Previous Matches:** 0  
**Future Grant Requests:** 0  
**Future Matches:** 0  
**Total for all Phases:** \$15,694,207.00  
**Cost Per Pupil:** \$90,196.00  
**Cost Per Sq Ft:** \$271.00  
**Red Flags for Discussion:** None  
**Red Flags Explain:**

**Affected Sq Ft:** 57,764.00  
**Master Plan Completed:** Yes  
**CDE Minimum Match %:** 53  
**Actual Match % Provided:** 20  
**Was a Waiver Required:** Yes  
**Statutory Waiver:** Yes  
**FCI:** 66.93%  
**CFI:** 102.00%  
**Inflation:** 4  
**Historical Significance:** NA  
**Does this Qualify For HPCP:** Required



# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## Eagle County Charter Academy - New K-8 School

### School Name: Eagle County Charter Academy

|                              |             |
|------------------------------|-------------|
| Number of Buildings:         | 8           |
| All or Portion built by WPA: |             |
| Gross Area (SF):             | 24,100      |
| Replacement Value:           | \$6,784,284 |
| Condition Budget:            | \$3,216,876 |
| Total FCI:                   | 47.42%      |
| Energy Budget:               | \$0         |
| Suitability Budget:          | \$4,661,000 |
| Total RSLI:                  | 23%         |
| Total CFI:                   | 116%        |
| Condition Score: (60%)       | 2.93        |
| Energy Score: (0%)           | 2.50        |
| Suitability Score: (40%)     | 2.29        |
| School Score:                | 2.68        |



**Eagle County Charter Academy**  
**Request for Waiver of Matching Contribution Outline**  
*(PLEASE READ THE ATTACHED DETAILED LETTER AND SUPPORTING EXHIBITS)*

- A. Why ECCA Utilizes Modular Buildings and the Resulting Financial Limitations**
  - 1. Short Term Contracts with District
  - 2. No Permanent Location Until 2000
  - 3. Early Limitations on Size
  - 4. Slow, Steady Growth
  - 5. Modulares Were Purchased Only After 2006 Bond Efforts Failed
- B. Efforts in Last 10 Years to Meet Facility Needs by Accessing Vacant District Facilities and Bond Initiatives**
  - 1. School Design for 2006 Bond Election
  - 2. Survey Taken for 2006 Bond Election
  - 3. Negotiations to Move to Battle Mountain High School Site
  - 4. 2006 Bond Ballot Finalized Without ECCA
  - 5. 2007 Efforts to Solve Security Issues
  - 6. Appropriation of \$2,500,000 by District for Common Building/Gym in September, 2007 and Reversal of Appropriation in November, 2007
  - 7. ECCA Efforts in 2008-2009 to Access Interest on Bond Funds
  - 8. \$2,000,000 Matching Funds from District and 5 Year Deadline for Use
  - 9. Analysis of District Facilities Planned to be Vacated in the Future
- C. Summary of ECCA Expenditures relating to Facilities Obligations**
- D. Efforts by ECCA to Seek Out Other Funding Opportunities**
- E. ECCA's Capital Campaign**
- F. Sponsorships, In-Kind Donations and Services Which Have Lowered the Grant Amount Requested.**
- G. Request for Waiver**



# Eagle County Charter Academy

*Creating lifelong learners and productive global citizens through a challenging college preparatory curriculum and character education*

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February 15, 2011

**Colorado Department of Education  
The Public School Capital Construction Assistance Board  
Denver, Colorado**

Re: Request for Waiver of Matching Contribution

Dear Sir/Madam:

The Eagle County Charter Academy (ECCA) is one of the oldest charter schools in the state and has grown from a small, rigorously academic middle school housed in the basement of a church in 1994 to a 299 student K-8 operation housed in eight temporary modular buildings arranged in a campus-like setting on an exceptional site in Edwards, Colorado. Each grade at ECCA currently has two classes of 16-17 students. ECCA's students are admitted based on a blind lottery system, and 1,149 students are currently on ECCA's waiting list for admission. ECCA has received the John Irwin Award of Excellence each year since the award's inception, and students post the highest CSAP test scores among all schools in the Eagle County School District (District).

ECCA's academic success has been achieved in spite of facilities that do not meet public school construction guidelines as they currently exist. Year after year, the health/safety deficiencies within and around ECCA's buildings continue to worsen, including: recurring mold, ADA and building code problems, lack of fire sprinklers, lack of electrical capacity, and differential settlement. The original modular units have surpassed their expected life span. The average remaining life of structures on the campus is projected at 4 years by the CDE Final School Assessment Report finalized in 2010. The security and life safety deficiencies illustrated throughout the BEST Grant Application, Master Plan and CDE Final School Assessment Report are lengthy, including multiple (37) unsupervised entry/exit points, recurring mold, basic necessities like sidewalks that do not extend onto the school's property, poor sight lines from the administration, and hazardous walkway conditions, all of which are unable to be addressed without major capital expenditures beyond the scope of ECCA's budget.

ECCA has explored an incremental or phased approach to replacing the exhausted modular units with newer models. However, the added debt service for a few newer units, combined with the mounting maintenance costs of the remaining units, would stress the balance sheet beyond repair and still not solve our most pressing life/health safety and security issues. Incremental replacement also does not allow for the correction of adjacency issues or programmatic deficiencies identified in the CDE Final School Assessment Report.

We believe that a new facility durable enough to withstand the punishment of school occupancy, respond to the unique educational curricula of ECCA and, not only endure the

harshness of our extreme climatologic elements, but harness them to heat, power and inspire, is the next step in ECCA's evolution. ECCA is committed to sustainability in every sense of the word, holistically imagining a facility that can tread lightly on our fragile environment while fixing energy budgets far into the future. Such a place will significantly enhance the educational opportunity at the school and motivate students and teachers to new heights of quality education. A BEST grant award would provide ECCA with the boost to cross over the ever heightening financial hurdle created by our physical limitations which uniquely inhibit ECCA's ability to satisfy the financial commitment of the full matching contribution requested.

## **A. Why ECCA Utilizes Modular Buildings and the Resulting Financial Limitations**

### **1. Short Term Contracts with District**

From the opening of the school in 1994 until 2004, ECCA's charter was a series of 5 year contracts which were subject to renewal. Investing a large sum of money into an unproven model newly allowed in our state would not have been financially prudent for the school or the District.

### **2. No Permanent Location Until 2000**

ECCA did not have a permanent location at inception when it opened first in a church and then in modulars on temporary sites. Modulars allowed for the campus to be moved, and ECCA moved twice prior to moving to its current permanent location, where it now has a 30 year lease and contract (the current contract term being July 1, 2010 through June 30, 2040).

### **3. Early Limitations on Size**

The original modular building that was donated to house the second class of ECCA in the parking lot of the Vail Bible Church was not planned as an educational structure and contained only 6 small rooms. Enrollment was limited to 16 students per class to accommodate the small room size. The original charter granted by the authorizer likewise contained a "cap" on enrollment and codified the 16 students per class. Over time, the extraordinary success of the teachers and students began to be attributed to the small class size and the individualized learning opportunities presented. As newer modular buildings were added to house expanding grade levels, they were sized to accommodate 16 students per class.

### **4. Slow, Steady Growth**

ECCA started as only a middle school and grew conservatively to be the current school with both elementary and middle schools. After starting as a middle school, high school grades were added, then subtracted, and for consecutive years following 1998, two grades of children, 16 in each class, and a modular were each added. Finally in 2003, kindergarten was added with the final modular building, completing the stages of slow growth and expansion, and achieving the steady-state critical to the school's success. The modulars allowed for a deliberate and incremental expansion plan using only the resources available via PPOR and local donations. A brief history of location and modular expansion follows:

- 1994 – ECCA is located inside the Vail Bible Church.
- 1995 – ECCA is located behind Vail Bible Church in a donated, used modular.
- 1996 – After ordering a new modular that is the current science lab building to add to the used modular, ECCA relocated to the Edwards Wastewater Treatment Plant site.
- 1997 – ECCA installed a new modular to add Grade 9, which is the current 5/6 building.
- 2000 – ECCA relocated to the current Miller Ranch location. The used modular was not moved. Two new modulares were installed (currently the 7/8 and 3/4 buildings).
- 2001 – ECCA installed new modulares for Grades 1/2 and the Hawk Room.
- 2002 – New modular was manufactured, which is the library building.
- 2003 – The last of the current modulares was installed (Kindergarten).
- 2004 – ECCA is granted a 30 year charter and lease for current site providing for 2 classes per grade, 16 per class, K-8 (contract was subsequently amended for a 30 year term starting July 1, 2010).

The 30 year lease for the current site and also the 30 year charter with the District signed in 2004 gave the school the permanence it needed to seek a bricks and mortar solution. Community support and proven academic results have shown that ECCA is a permanent component of the educational choices in our community. As a result of these indicators of permanency, ECCA has worked hard over the years to provide the community with a corresponding physical permanency in school facilities.

#### **5. Modulares Were Purchased Only After 2006 Bond Efforts Failed**

Early on, anticipating success and the eventual move to permanence, ECCA contracted for the modular units via a lease/purchase agreement with a lease term only until 2006. Unfortunately, when ECCA was eliminated from the 2006 District bond initiative to construct a new facility (as described below), options were drastically limited. ECCA was forced to execute the purchase provision of the modular contract, solidifying ownership of the modular campus. In early 2009, ECCA made its final payment on the modulares and now owns them outright.

In the days when charter schools were first permitted, and during the course of the subsequent acquisition of the various ECCA modular structures, the current form of school facility construction guidelines did not exist. Each of the modulares now located on the ECCA campus was leased and ultimately purchased to be suitable for ECCA's needs and complied with all health/safety requirements. These modulares were specifically built for and did meet all applicable laws, including state and local building codes. Their use was submitted to, approved and permitted by the state for educational purposes (being the original, as well as current, use of the structures).

As measured against CDE construction guidelines now in effect, ECCA's modular unit classrooms are now considered undersized even with 16 students per class. Class size cannot be increased without dramatic overcrowding. Even though the small class size has become an entrenched part of ECCA's culture, the financial limitations resulting from this culture also keep ECCA highly focused on raising money for day-to-day operations instead of planning for the future. Via volunteer contributions, ECCA has explored multiple design plans to add on, replace

or modify the school. In addition, ECCA has consistently presented a need to the District, and communicated and negotiated with the District to secure capital construction funds or proceeds. As a result, the District has recognized the needs, capital and otherwise, of ECCA and pledged \$2,000,000 for use as a down payment on a capital project that includes a gymnasium/common building.

## **B. Efforts in Last 10 Years to Meet Facility Needs by Accessing Vacant District Facilities and Bond Initiatives**

The following is a history of ECCA's facility efforts regarding: attempts to be placed on a bond initiative, endeavors to secure alternate facilities, as well as evidence of involved community participation for the past 10 years.

The 2000-2001 school year was the first at ECCA's current site which it subsequently secured by the execution of the 2004 contract with the District for a 30 year term, evidencing recognition of ECCA's permanence within the District. The contract has since been amended to start the 30 year term on July 1, 2010 in order for ECCA to best position itself to obtain a permanent school. ECCA is proud of this recent accomplishment and feel it models the appropriate relationship between the District and ECCA.

### **1. School Design for 2006 Bond Election**

In 2005, in preparation for an upcoming district-wide bond election, ECCA was requested to prepare a proposal for a full school facility and also a proposal for only a common building. The District's CFO asked the ECCA board of directors to develop a facility program plan with standards similar to existing public schools in Eagle County. ECCA spent \$4,800 on a soils report and approximately \$25,000 to hire Slaterpaul Architects to develop a program plan and conceptual design for both a full school and a phased approach starting with a common building/gymnasium. The full school design contained approximately 53,282 square feet, with the first phase common building/gymnasium design at 21,034 square feet. Haselden Construction priced these options for ECCA's use with the District. The full school was estimated to cost \$16,970,000 (\$245/square foot), and the common building/gymnasium was estimated to cost \$7,275,000 (\$250/square foot).

### **2. Survey Taken for 2006 Bond Election**

In June, 2006, as preparations for the bond election continued, the consultant for the District, George K. Baum & Company, conducted a survey of 400 registered voters living within Eagle County concerning numerous issues on the construction of new schools, upgrades to existing schools, a transportation center in Gypsum and facilities for ECCA. The following questions were posed on the survey to measure support for the bond election:

Question 8: "A gym-multipurpose room will be constructed at the existing Eagle County Charter Academy."



Question 10: "A permanent charter school would be constructed at the site of the existing Eagle County Charter Academy to replace the portable classrooms currently used."

These 2 questions of the 10 presented were to measure support for the bond and had the lowest scores -- 43-44% being the aggregate of those "somewhat more likely to favor" plus "much more likely to favor". With respect to statements measuring opposition, the following statement was presented in the survey:

Question 1: "The existing Eagle County Charter Academy should not be included in the proposed school facility measure."

This question had the highest score of the 6 presented -- an aggregate of 52% representing those who "strongly agree" or "somewhat agree."

See Vail Daily article dated 7/10/06 attached as **Exhibit A**.

### **3. Negotiations to Move to Battle Mountain High School Site**

Following the survey, discussions in August, 2006 centered around what would happen to the current Battle Mountain High School if the bond election passed, paving the way for a new high school to be built. District Director of Secondary Education Mike Gass and Superintendent John Brendza asked ECCA to consider relocating to the older high school if a new Battle Mountain High School were constructed after a successful bond campaign. ECCA held parent meetings to tour the school; ECCA and the District solicited a number of engineers and contractors to review the condition of the facility and recommended a budget for upgrades projected to be a minimum of \$3,000,000. The District's Board discussed including ECCA on the bond election for \$3,000,000. Certain Board members wanted to condition ECCA's bond election participation on ECCA's move to the large, older Battle Mountain facility; others believed that ECCA should be offered participation in the bond campaign without the requirement of moving to Battle Mountain. See Vail Daily article dated 8/9/06 attached as **Exhibit B**. A move to Battle Mountain entailed ECCA sharing the facility with unknown other users and significantly increased operating costs to ECCA without any determination on how those costs would be funded. See Vail Daily article dated 8/23/06 attached as **Exhibit C**. At the next School Board meeting, it was determined that Battle Mountain would not be offered to ECCA and that the District would utilize that facility for other purposes. The District is currently converting this building into a PreK-8 school called Homestake Peak School, to open in the fall of 2011 (see Vail Daily article dated 1/20/11 attached as **Exhibit D**).

### **4. 2006 Bond Ballot Finalized Without ECCA**

The bond ballot was finalized in August, 2006 in order to allow for preparations to be made for the election. Despite extensive negotiations, ECCA was eliminated from the final bond election package of \$128,000,000. Todd Snidow at George K. Baum & Company recapped the basis for the ultimate vote of the District Board not to include ECCA: "Please keep in mind that I was very worried that the total sizing of the bond had grown to over \$160 million, and the poll

indicated that we were facing a tax tolerance in the community that corresponded to \$100 million. I was very clear with the board that the bond sizing, in my opinion, needed to be reduced and encouraged them to use the poll results to guide their reductions....Every community is different and in some, a charter request can be included with no damage to the potential success of the bond. However, with a support level for any component of the proposed package below 50%, it is not advisable to include that component. Since ECCA and the transportation center did not meet this level of support, I believe that this may be a reason that the Board did not include them in the final package." [per T.Snidow e-mail to C. Krueger, 2/12/10]. The ECCA Board of Directors asked to be kept in consideration if there were any monies left over from the bond election and subsequent interest earned, and agreed to solicit support for the election within the ECCA community. See Vail Daily article dated 8/9/06 attached as **Exhibit B**.

In November, 2006, the community passed the bond election in the amount of \$128,000,000 including the following projects: new Battle Mountain High School, remodel of Eagle Valley High School, new June Creek Elementary School next to ECCA, facility repair projects, technology infrastructure projects and purchase of land on the west end of the county. Several months later in January, 2007, as pricing for the new construction projects became public and it appeared that a surplus might exist, ECCA President Sarah Smith Hymes spoke during public participation at the District Board meeting and asked for reconsideration on whether proceeds could be committed to help ECCA with capital needs. For the following months of 2007, the ECCA facilities committee met regularly to discuss recurring maintenance on many of the modular buildings, including roofs and differential settlement, and determined that the three original modular buildings that were moved from the Edwards Wastewater Treatment plant site needed immediate replacement. Committee member and architect R. Warren III (Trey), AIA of Morter Architects volunteered to use the Slaterpaul program plan research and information to generate a phased master plan whereby small permanent schoolhouse-like structures could be constructed in the place of each temporary modular quickly and affordably. Local general contractor R.A. Nelson volunteered to price a prototype structure pro-bono. Pricing revealed that each structure would cost approximately \$900,000 for an immediate need of \$2,700,000 to replace the three failing modulares. In March, 2007, the ECCA Board of Directors visited the District and learned that some bond surplus might be available.

## **5. 2007 Efforts to Solve Security Issues**

In April, 2007, following the Virginia Tech tragedy, the ECCA facilities committee was compelled to add an additional issue to its focus – there was no denying that the campus is unable to be secured with its 37 doors and the fact that the school administration is unable to adequately monitor visitors to the campus because of its location internal to the campus layout. It was determined that a small addition to the front of the main modular would allow the administration to move and have a clear view of the drop off and parking areas. These plans were drawn with the help of Architect Trey Warren and engineer Hannes Speah of Monroe Newell Engineers. The plans were submitted to the state permitting offices in the Department of Labor. When the permit for construction had not yet been delivered in September, 2007, a phone call to the building official revealed that a building permit would not be issued without in-depth soils reports and engineering studies showing that differential settlement between a temporary

structure on a wood foundation could be compatible with an addition on a concrete foundation. After discussing the matter further, the engineer advised the facilities committee that he would be unable definitively to demonstrate that the two systems would be compatible and that ECCA would have to pursue a concrete foundation under the existing modular before considering the addition. The plan was abandoned.

#### **6. Appropriation of \$2,500,000 by District for Common Building/Gym in September, 2007 and Reversal of Appropriation in November, 2007**

Later that month on September 26, 2007, the Eagle County School Board appropriated \$2,500,000 for use by ECCA only for a common building/gymnasium. See Vail Daily article dated 10/5/07 attached as **Exhibit E**, article dated 10/14/07 attached as **Exhibit F** and article dated 10/26/07 attached as **Exhibit G**. The next month, the ECCA facilities committee met and discussed the construction of a gymnasium/common building and reviewed the Slaterpaul Phase 1 schematics related to that project. It was determined that attempting to construct a \$7,250,000 phase of the school that did not include classroom programming would not be possible considering the immediate need of \$2,700,000 for the replacement of the three failing modulares. Committee member and architect Trey Warren volunteered to conceptually design a gymnasium/common building that would include a gymnasium, stage, and cafeteria with flex space for four classrooms to be used while each modular building was replaced in the future. Local contractor R.A. Nelson volunteered to price the design and work with the committee to hit the \$2,500,000 budget number.

In November, 2007, three new Eagle County School Board members were elected. The Board reversed the September, 2007 vote for the \$2,500,000. The Board said that they first needed to determine construction costs for the approved bond-funded projects and that they would know the necessary information by March, 2008 in order to revisit the funding with ECCA. See Vail Daily article dated 11/6/07 attached as **Exhibit H**. The School Board did not have the information sufficient for any decision making until May, 2008. Meanwhile, the ECCA facilities committee received pricing from R.A. Nelson on the revised gymnasium/common building showing the building as designed could not be constructed for less than \$2,900,000. The Eagle County School Board requested the schematic plans of the gymnasium/common building for a pricing exercise with Adolfson Peterson Inc., the contractor constructing the new high school. Adolfson Peterson Inc. reported back to the Eagle County School Board and ECCA that the gymnasium/common building would cost approximately \$4,500,000.

#### **7. ECCA Efforts in 2008-2009 to Access Interest on Bond Funds**

In May, 2008, the Eagle County School Board ultimately prioritized a need list of how an \$11,000,000 surplus from the bond projects would be used. The ECCA common building/gymnasium project was put close to the bottom of the priority list and allocated \$2,000,000 instead of the \$2,750,000 up for consideration. See Vail Daily articles dated 5/12/08, 5/13/08, and 5/15/08 attached as **Exhibits I, J, K and L**. ECCA continued to meet on a number of cost savings measures to the gymnasium/common building project. For example, the ECCA facilities committee met with R.A. Nelson and asked if using a prefabricated steel structure might save cost. Past facility committee member Hannes Speah PE of Monroe Newell Engineers

volunteered to size members and negotiated with a steel prefabrication mill. R.A. Nelson, with input from Monroe Newell engineers, determined that a steel pre-fabricated structure could save \$500,000 or more depending upon the volatile price of steel at the time. ECCA later learned of the State's new BEST grant program in 2009 and the approaching deadline for submittals. ECCA grant committee chair Dawn Harker called CDE and spoke with Ted Hughes, who agreed to visit the site later in the week while touring another nearby facility. Ultimately, CDE communicated that ECCA should explore replacing the entire school because the current incremental plan of a steel gymnasium/common building and pod replacement would not meet CDE guidelines or solve current safety issues.

#### **8. \$2,000,000 Matching Funds from District and 5 Year Deadline for Use**

In May, 2009, ECCA learned that its common building/gymnasium project was reached on the list of priorities made by the District. It was negotiated in the Agreement Regarding Capital Funding signed by ECCA and the District that the \$2,000,000 appropriated by the District could be used as matching funds for a grant application. Various additional partnerships were sought that would be compatible with the BEST grant. Beaudin Ganze Engineering, upon hearing ECCA's efforts to pursue the BEST grant, volunteered to perform an Energy Star Audit on the current facility. ECCA applied and was awarded a partnership with the Governor's Energy Office (see letter dated attached as **Exhibit M**), and ECCA incorporated its recommendations into the design of its High Performance Building.

The \$2,000,000 appropriation from the District in 2009 presents ECCA with a dilemma. This money was set aside for ECCA's capital needs only for a gymnasium/common building, and it must be spent by June 30, 2015 according to the Agreement Regarding Capital Funding executed between the parties. The gymnasium/common building for which these funds are intended is projected to cost significantly more than the amount committed by the District, which means additional debt service, maintenance and utility costs for ECCA without a means for ECCA to increase its revenue. It is the opinion of the ECCA Board that directing resources into the gymnasium/common building without a solution for financing the replacement of the modular units would not be prudent.

#### **9. Analysis of District Facilities Planned to be Vacated in the Future**

a. Battle Mountain/Meadow Mountain Elementary. After the new Battle Mountain High School was built, the District determined to renovate the vacated high school to create the new PreK-8 Homestake Peak School opening in the fall of 2011, which will consist of Meadow Mountain Elementary School and Minturn Middle School. The current Meadow Mountain Elementary School is directly adjacent to the vacated Battle Mountain building and will be razed in the summer of 2011 in order to make room for the Homestake Peak School improvements (Vail Daily article dated 1/20/11). Prior to learning of the District's plan to demolish Meadow Mountain, ECCA determined that this school would not be a suitable option since the school has less than 30,000 square feet and needs almost \$5,000,000 in improvements according to the CDE Final School Assessment Report. The Colorado Facility Index (CFI) number for this facility (Condition Needs + Suitability Needs + Energy Needs to Current Replacement Value of \$6,858,704) is 72.8%, indicating demolition was the most cost effective

solution. Additionally, ECCA would need to add an additional 15,000 square feet and incur supplemental conversion costs in order for that facility to accommodate a middle school component. Ultimately, ECCA determined that the costs of additions and renovations would cost more than the current proposed project, cost significantly more to operate due to the in-place and less sustainable construction methods, and would likely impact enrollment to the school due to its less central, eastern valley location.

b. Minturn Middle School. This school is currently occupied by the middle school of approximately 181 students (as of 1/10 per Holly Woods at the District) and also the Vail Ski and Snowboard Academy of just under 100 students. The school is additionally used by SOS Outreach. Minturn Middle has 53,758 square feet (larger than ECCA's required program and current proposed project) and was built in 1978. In anticipation of Minturn Middle School's move and during ECCA's strategic planning process in the fall of 2010, ECCA researched and determined that Minturn Middle was and is not a suitable option for a new home. As of December 15, 2010, the District began the process of soliciting one or more tenants for a lease for the time period after Minturn Middle moves to Homestake Peak School, currently estimated to be in the fall of 2011. The stated purpose of renting out Minturn Middle is to offset the annual operating and capital improvement costs estimated by the District to be \$290,000 (per District RFP, 12/15/10). ECCA did not submit a response to the District's RFP for the following reasons analyzed during ECCA's strategic planning:

(i) The location of the school is physically remote, posing substantial issues for families of children with no public transportation to school. Minturn Middle School is located approximately 14 miles southeast of ECCA's current location. The last 5 miles of this route are on the winding, low speed, two lane Highway 24 which passes through the town of Minturn before finally exiting on a private drive which extends away from the highway almost another 3/4 of a mile to the school (See map attached as **Exhibit N**). The population trend in Eagle County shows strong growth in the western areas of the Eagle Valley, with the eastern towns being dominated by resort and second home populations. Echoing the trend in our region, almost 80% of ECCA families live either in Edwards (ECCA's current location) or west of Edwards [primarily in the towns of Eagle (18 miles west of ECCA) and Gypsum (26 miles west of ECCA)]. For those families living in Edwards or west of Edwards, a drive to Minturn Middle would add about 56 miles per day to a parent's commutes to and from school, taking more than 1.5 hours of time. Round trip pick-up / drop-off drive times for those families living in Eagle and Gypsum are already stretching the limits of toleration at 1.5 hours and 2 hours respectively. Extending the drive time an additional 1.5 hours for these families would certainly result in attrition. Based on a survey taken, ECCA families do not support moving the school to a location east of Edwards.

(ii) In the CDE Final School Assessment, the Conditions Budget and Suitability Budgets for Minturn Middle combine for a total estimate of necessary improvements of \$10,555,521, including replacement of fire protection, sprinklers, electrical, plumbing, water, sanitary sewer, and domestic water systems, among others. The Total Colorado Facility Index score for this school is 74.2% (Condition Needs +

Suitability Needs + Energy Needs to Current Replacement Value of \$14,229,183). See Executive Summary of CDE Final School Assessment for Minturn Middle attached as **Exhibit O**. The District estimated the critical renovation cost for Minturn Middle to be between \$10-12 million when considering its options whether to continue or move the middle school (Vail Daily article dated 2/9/10). ECCA would incur additional conversion costs to create suitable spaces for its elementary school. ECCA has determined that renovation and conversion costs of Minturn Middle would likely exceed the cost of building an energy efficient school at ECCA's current location. ECCA has no tolerance in its budget for debt to pay for such improvements.

(iii) In analyzing Minturn Middle School, ECCA also analyzed the estimated annual \$290,000 operational and capital cost, a substantial portion of which is to be paid by the tenant(s) pursuant to the RFP. For comparable expenses as listed in the District's RFP for Minturn Middle, ECCA has an operational cost of \$368 per child based on 299 students. The estimated operational cost per child for Minturn Middle would be \$970 per child assuming no change in ECCA's student population. Even if ECCA could increase its student population to the same number as planned for the newly constructed school (324), the cost per child would be \$895. ECCA does not have the financial means to pay these operating expenses without substantially changing its model by increasing its student base. ECCA feels it is risky to assume that it could increase its student population given attrition would be likely from Edwards, Eagle and Gypsum families who would find the commute unacceptable. A move to Minturn Middle would not be financially sound.

(iv) Minturn Middle School is in close proximity to property within the 235 acre Eagle Mine Superfund Site designated in 1986. The mine is up river and uphill from Minturn Middle School, and at least 14 waste piles were created between the mining town of Gilman and Minturn. After the area was designated as a Superfund site, the waste was consolidated into a tailings pile 1,500 feet southeast of Minturn Middle School (CO Dept of Public Health and Environment website; [www.cdphe.state.co.us/hm/rpeagle.htm](http://www.cdphe.state.co.us/hm/rpeagle.htm)). According to this website, a water treatment plant exists at this location to "collect mine seepage, groundwater at the main tailings pile, and precipitation accumulation on tailings removal and relocation areas." Although vegetation is being established for soil contamination remediation, the concern with this site and its proximity to the school is the heavy metal list of lead, zinc, cadmium, arsenic and manganese associated with the mining waste (see above website) with respect to ingestion or inhalation. See map of area attached as **Exhibit P** and site map of Superfund Site attached as **Exhibit Q**. Although the EPA summarized various studies conducted on health concerns in its Third Five-Year Review of this Superfund site in 9/08 (see [www.epa.gov/Region8/superfund/co/eagle](http://www.epa.gov/Region8/superfund/co/eagle)) and included comments such "site dusts were *not likely* posing a health risk to Minturn Middle School students", "quantitative risk *estimates* were within acceptable ranges", "no *excess* health risks," and "risk estimates [for children] *approximated* the acceptable ranges" [emphasis added], ECCA feels it does not have the expertise to assess any risks to children from this site location. Regardless, even with remediation



(if possible) and hard data, the mere perception of toxicity or health risk would be an additional risk factor in assessing attrition.

(v) In order to accommodate ECCA, another local public school would have to be displaced (Vail Ski and Snowboard Academy).

(vi) Because of the remote location, "telecommunications are less than ideal, with limited telephone and cable service" (per District RFP, 12/15/10). ECCA relies heavily on communications with parents providing transportation and substantial volunteer hours at school. ECCA also has a number of students participating in higher education teleconference programs. The limited telecommunications would make these programs difficult if not impossible. The cost to deliver fiber optic or comparable internet cable speeds to the remote campus has not been explored but is assumed to be a far greater expense than could be justified.

### **C. Summary of ECCA Expenditures relating to Facilities Obligations**

During the fiscal year of 2010/11 in which this BEST grant is being submitted, ECCA has budgeted to expend the amount of \$110,227 to meet its facilities obligations, which represents 5.5% of total PPR (\$7,058.45 per student at 284.72 FTE) and 5.7% of PPOR (\$6,760.45 per student at 284.72 FTE) [Note this PPOR number is based on 2009/10 which is the last year PPOR was determined]. This calculation does not take into account deductions made from PPR by the District for mandatory purchased services in the amount of \$179,550 and District overhead of \$41,750. For purposes of this analysis, the following expenditures have been included within the definition of "facilities obligations": repairs and maintenance, maintenance supplies, custodial supplies, water/sewer, natural gas, electricity, trash, snow removal, lawn care, pest control services, insurance premiums, telephone, technology repair and maintenance, cable TV and internet (per revised 2010/11 ECCA budget). ECCA pays negligible rent to the District under its 30 year lease term (\$10 for the term) and currently has no debt.

### **D. Efforts by ECCA to Seek Out Other Funding Opportunities**

The ECCA grant committee of volunteer parents was formed in order to seek funding for various projects at the school and to seek capital funding for a new school. Research was conducted to determine a list of available grant opportunities, and the list is updated routinely. The organizations on ECCA's list, including each of those on the list provided by CDE, have been contacted to determine ECCA's potential eligibility for funds. The grant committee, along with ECCA staff participation and support, has been successful in receiving various program/project related grants:

1. ECCA has received its share of the CDE Capital Construction Grant as a qualified charter school in every year in which the grant has been available.

2. ECCA applied for and was awarded a grant from the Morgridge Family Foundation in the amount of \$9,710 for smart boards, student response systems, document cameras, and professional training (see letter dated 4/27/10 attached as **Exhibit R**).

3. Target provided a grant in the amount of \$700 to ECCA for kindergarten field trips (see letter dated 12/1/10 attached as **Exhibit S**).

4. ECCA received the amount of \$2,500 from the Alpine Bank Community Grants Program for the school's library (see e-mail dated 10/19/10 attached as **Exhibit T**).

5. In the prior year, Alpine Bank also awarded ECCA with a grant in the amount of \$1,500 to purchase supplies to augment upper school physical education program).

6. ECCA also applies for and receives funds consistently from the Vail Resorts 360 and Echo Community Grants Program. Funds and resources from this grant have been used for various physical education expenses and in-kind donations to various fundraisers. Most recently, Vail Resorts made in kind donations of resort services for fundraising (see letter dated 11/5/10 attached as **Exhibit U**) and donations to assist children in ski enrichment programs (see e-mail dated 1/7/11 attached as **Exhibit V**).

A response is pending on ECCA grant submissions to the following programs: Helen K. and Arthur E. Johnson Foundation (see letter dated 1/3/11 attached as **Exhibit W**), and Boettcher Foundation (grantmaking guidelines are being revised, see e-mail dated 1/7/11 attached as **Exhibit X**).

Numerous grants have been submitted that were not awarded to ECCA:

1. Gates Family Foundation (see letter dated 1/20/11 attached as **Exhibit Y**).
2. Eagle River Foundation (see letter attached as **Exhibit Z**
3. Bacon Family Foundation for reading materials for the 1st grade classrooms.
4. Wells Fargo Foundation for the upper school physical education program.
5. The Vail Valley Foundation for science lab equipment.
6. Bravo for musical instruments.

A full summary of potential funding sources that have been identified and analyzed for a determination of whether ECCA is eligible to receive funds, along with a description and status is attached as **Exhibit AA**. All of the grants that we have applied for have components that we are able to carry with us to a new building, should we be fortunate enough to have that opportunity. Any direct funding received from capital grants would be applied directly to BEST grant matching commitments should we have the opportunity.

In addition to obtaining outright grants, ECCA has researched the options of financing the construction of a new school. ECCA has found that it does not have the student base and corresponding revenue to add the required debt to our budget. Robert W. Baird & Co. states

"The ability of the school to support the bond payment with the current class size and organizational structure is not sufficient to allow us to sell these bonds unless current market conditions improve" (see letter dated 2/1/11 attached as **Exhibit BB**). D.A. Davidson has relayed to ECCA that "the current low enrollment base has not reached the threshold to insulate it from downturns in student populations....Liquidity levels for schools of less than 400 students need to be in the neighborhood of 90 days cash on hand. Recent targets for the school's operating reserve are below this." See letter from Russell Caldwell dated 1/26/11 attached as **Exhibit CC**). When contacting the Charter School Growth Fund, the Charter Schools Development Corporation and the Community Reinvestment Fund, it was learned that these entities are lending institutions. See letter dated 2/8/11 attached as **Exhibit DD**. While ECCA may currently be able to borrow a small amount of funds for capital expenditures, it is our understanding that borrowed money is not eligible for matching participation.

#### **E. ECCA's Capital Campaign**

Since 2007, ECCA has conducted annual capital campaigns within its community of families to raise funds for capital use. To date, ECCA has earmarked the amount of \$916,000 for capital use. ECCA has developed and uses capital campaign materials within and outside of our school community for those with an interest in a future of permanence for ECCA (included in Master Plan). Significant fundraising efforts throughout the years have allowed the ECCA Board of Directors to establish and supplement these capital reserves from time to time. These fundraising efforts include an annual Halloween Spirits party, Innisbrook wrapping paper sales event, wine tasting, golf tournament, ebay auction, and bingo nights. Additionally, all school meetings were conducted last year to educate ECCA families on our need for capital improvements and our need for their financial support. We established a goal of 100% family contribution to the "One School, One Building" initiative. Response was exceptional with children baking cookies and organizing bake sales at lunch and our Principal, Mr. Cerny volunteered to shave his head when the mission was accomplished. Ms. Dressler, Assistant Principal, had the honors of guiding the razor in front of the student population. This year, we are on target to raise the budgeted \$47,000 specifically for capital purposes. This capital campaign is in addition to ECCA's solicitation for separate funds for books, materials and operational uses – funds to which 98% of our families made some level of contribution last year. Financial consultant Rick Boos indicates that ECCA has planned well in order to not only contribute towards our match but support the new school upon construction as also evidenced in our application (see letter dated 2/4/11 attached as **Exhibit EE**).

Years of exhaustive efforts to carve a successful and thriving school out of the greater community did not stop with only a charter, but continued through the search for a permanent location, through the expansion into K-8 grades, through the financing of temporary modulars, and through funding issues. At this point in the ECCA evolution, we are focused on raising the funds required for the permanent facility that will anchor the school permanently in the community and position it best for future success. We have pledged the sum total of our efforts toward our match responsibilities, but find ourselves short of the mark. We are doing all we can.

**F. Sponsorships, In-Kind Donations and Services Which Have Lowered the Grant Amount Requested.**

During the years leading up to ECCA's BEST grant application, ECCA coordinated with many governmental and non-governmental groups state-wide in order to leverage its ability to bring this project to fruition. The Eagle County School District's financial commitment of \$2,000,000 is the cornerstone for ECCA to be able to leverage this new school project. While ECCA was working with the District to access potential bond or other proceeds for capital needs, architects, contractors, engineers and many others donated countless hours consulting on possible solutions to ECCA's needs. The contributing companies included Morter Architects, R.A. Nelson, Monroe Newell Engineers, Alpine Engineering, ME Engineers and Adolfson Peterson Contractors. After ECCA's decision to pursue a BEST grant, numerous other companies and individuals stepped in to help. Architect R. Warren III (Trey) AIA of DDC West Inc. modified existing plans to create the current program plan for the school. Beaudin Ganze Engineering volunteered to perform an Energy Star Audit on the current facility. Alpine Engineering continued to provide civil engineering and survey services. ECCA was also awarded a partnership with the Governor's Energy Office, and ECCA incorporated the recommendations of advisor Ambient Energy into the conceptual design of its High Performance Building. Haselden Construction contributed its work on the project budget, timelines and project management plan. H & L Architecture assisted in the maintenance and capital projections. Input was received from the Eagle County Fire Department, the Eagle County Sheriff, Berry Creek Metropolitan District and Gore Range Natural Science School regarding safety and certain programmatic elements of the school. ECCA solicited and received statistical and other information from the Eagle County School District, Steamboat Springs School District, The Colorado League of Charter Schools, Vail Recreation District, Western Eagle County Metropolitan Recreation District, Vail Valley Partnership, and HUD. Vail Resorts' marketing department contributed graphic designers for the creation of grant and campaign materials. The grant committee contributed countless professional hours pursuing numerous grant opportunities that could make funds available for ECCA's match that would otherwise have been spent on budgeted expenses.

Finally, ECCA has leveraged this project by the day to day contributions of families and community businesses. Last year, 98% of ECCA's families and over 150 local businesses have contributed to the school through voluntary donations. Those who could not contribute cash directly to our drive for funds have come to the table with in kind services that allow reserves to be pledged in lieu. In kind services range from accounting, fundraising, electrical work, plumbing work, painting, landscaping, window washing, snow shoveling, and legal services, to simple filing, photocopying, collating and tabbing of materials. The following are only a few of the donors of in kind services to ECCA: Alpine Engineers, Windriver Landscaping, Castleton Masonry, Gaylord Gardens, Impact Graphics, Vail Resorts, Beaver Creek Resort Company, ME Engineers, Mirage Inc., Gallegos Corporation, J. Krueger and Co. This kind of support is not unusual from our greater community but has been consistent from the inception of the school. The individuals, corporations and foundations listed here are preceded by many that came before them. We believe the support to be a demonstration of the gratitude many people in the community feel toward the educational choice ECCA continues to provide. While the cash donations may not be large in this economy and the in kind donations do not in and of

themselves build a building, they are the foundation of what we have to offer and the sum of our current efforts.

**G. Request for Waiver**

Based on the foregoing and in accordance with the Section 4.2 of the rules governing the issuance of BEST grants, the Eagle County Charter Academy is requesting a waiver of the requirement for the full amount of matching funds to be provided by ECCA under our BEST grant application. Per the BEST grant regulations, ECCA should have 56% of the total proposed project budget and grant reserves totaling \$12,240,332, which is \$6,854,586. ECCA has \$2,000,000 in matching funds available from the District. Additionally, ECCA is committing the amount of \$937,680 from its reserves as matching funds toward the BEST grant. The \$937,680 is being held in short term CDs or bank accounts and is immediately available for BEST grant purposes. ECCA's total match of \$2,937,680 represents a match of 24% of its budget and the BEST reserves combined. ECCA has set aside to keep in reserves an amount which it deems necessary to cover its expenses until such time as a new school could be built if a BEST grant were approved and funded. The waiver would significantly enhance both the educational opportunity and quality for the children attending ECCA. ECCA requests that you review the extenuating circumstances surrounding ECCA's application to determine that ECCA is entitled to the waiver.

Sincerely,

EAGLE COUNTY CHARTER ACADEMY

# Exhibit: A

## Vail Daily

### 7.10.06

## No charter school on ballot, survey says

Support seen for bond question aimed at relieving overcrowding, repairs  
NICOLE FREY,

EAGLE - Sure, the Eagle County Charter Academy wants to feel part of the school district but parents in Eagle County aren't as welcoming of the charter school.

They might be OK with the school hanging out in its modular classrooms in Edwards. Just don't ask for Eagle County Schools' money.

Charter school representatives say feeling like one of the gang means being included on a bond question that will ask taxpayers for money to deal with school crowding in the district. But during a phone survey of 400 voters in the district, 49 percent said the charter school shouldn't be included in a bond question. The number goes up to 59 percent when just parents of district children are considered.

"I'm not so unsure that anyone at the table would be so surprised by that," said Brian Nolan, president of the charter school's board of directors. "It's one of the challenges that the charter school has on its hands ... it's our PR. The perception of our school is different than the reality of our school."

PR problems or not, charter school representatives have consistently said they don't want to unduly burden the bond question. But after the results came out, they continued to request the charter school be part of the question.

"I think we've gotten to a point where we're part of this district, and we don't want to take a step back and be excluded from this," Nolan said.

Aside from the charter school issue, voters responded favorably to the survey, according to George K. Baum & Co., the investment banking firm who conducted the test.

"There is more than sufficient support to pursue a bond at this time," said Ann Nock, of George K. Baum & Co. "People who support your bond are also willing to give you money, and we don't usually find that logic. It's much more frequent to see inconsistency in the logic, but it's a big benefit to the district."

Despite the support, Nock cautioned that people who answer surveys don't always make it out to vote. On the upside, Nock said in her experience, school districts that start and maintain active campaigns get the vote out in their favor 95 percent of the time.

That's the next challenge. And the district is tackling it by forming a citizens' committee that will work on the campaign.

As for the Eagle County Schools Board of Directors, board members will discuss what they'd like to see go on the bond during a July 12 school board meeting. While no vote will be taken, the board is expected to narrow down its wish list.

Staff Writer Nicole Frey can be reached at 748-2927 or [nfrey@vaildaily.com](mailto:nfrey@vaildaily.com).

Vail, Colorado

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<http://www.vaildaily.com/apps/pbcs.dll/article?AID=/20060710/NEWS/60710002&parentprofile=search&template=printart>



# Exhibit: B Vail Daily 8.9.06

## School to ask for \$128 million

NICOLE FREY,

EAGLE - A sea of red flooded into the meeting room at the Eagle County Schools office Wednesday night. Even with little girls in red shirts economizing by sharing seats and red-shirted kids sitting on red-skirted laps there weren't enough seats to go around. The about 70 red- and black-clad people spilled over to the floors, standing along the walls and sitting on tables.

They were members of the Eagle County Charter Academy sporting their school colors, and they were all there to show their support for including the charter school on a proposed ballot question that will ask taxpayers for millions this November to deal with growth in the aging school district.

Wanting too much

Initially planning to ask for \$139 million dollars for projects ranging from building new schools to rewiring old ones, Todd Snidow, the senior vice president of investment banking firm George K. Baum & Co., told the school board the community wouldn't likely go for such a large sum.

"\$139 million - that's a huge number," Snidow said. "It's double what you've proposed to your voters in the past. The tax tolerance is about \$100 million. You might be able to get to \$120 million."

Recent bad news in global economics and social situations made Snidow even more pessimistic about Eagle County School's ability to get a bond question approved.

Looking strictly at the numbers, Snidow didn't recommend including the charter school. However, he said the charter school's highly involved parent and teacher population could help get the question passed. Snidow said a strong grassroots effort would be necessary because the state is posing so many questions vying for taxpayer dollars. Eagle County is also asking the community for more money than the school district had anticipated, including funding for early childhood education and the library district.

"I don't have a clear recommendation for you," Snidow said. "It's more of a gut feeling."

Charter school settles

Like the school board, the charter school set its sights high. Initially hoping to get \$7 million for a new building, the charter school was reduced to \$3 million, which may have strings attached. Although some board members wanted to give the charter school the \$3 million to use for building projects the school sees fit, other wanted stipulations that the charter school must use an existing Eagle County school building, like a portion of Battle Mountain High School, and use the money toward improvements in that building. If the charter school chose not to use an Eagle County school, the money would go toward other district improvements.

"I don't think it's fair to hold them hostage to those locations," board member MaryAnn Stavney said.

But other board members in favor of moving the charter school mentioned further benefits of moving the charter school to another building included moving Red Canyon High School to the current charter school facilities in Edwards. As discussions continued into the night, the board members went back and forth about whether the charter school should get any money at all, or if it should instead be spent on technological

improvements at other schools.

"I would rather spend \$3 million on technology at the existing Eagle Valley High School," board member Pat Donovan said.

#### \$128 million decision

The board members spend two hours trying to curb their desires into \$120 million worth of improvements, but finding it impossible, they decided to ask voters for \$130 million instead.

But Snidow jumped back in, reiterating the danger of asking the community for too much and also adding the money will make millions in interest as it waits to be used.

Assistant Superintendent Karen Strakbein cautioned that with the rate of inflation and cost of building, board members shouldn't count on interest money to fund projects that they were taken off the list, like building a transportation center.

Snidow advised staying away from land purchases on the west end, but Stavney firmly opposed the move calling it an investment that the district will inevitably need in the future, and which will likely cost more in the future.

At the end of the four-hour discussion, the land purchase was added back to the list, but the transportation center didn't make the cut, and four of five board members settled on asking taxpayers for \$128 million. Board member Connie Kincaid voted against the figure sticking to a sum of \$150 million throughout the night.

"I just hate nitpicking the things that are really necessary for the district," Kincaid-Strahan said.

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#### What did the community support?

In phone and letter surveys conducted by investment banker George K. Baum & Co. of 400 voters, Eagle Valley residents supported the following education items:

- General facility repairs and technology upgrades: 71 percent.
- Eagle Valley High School remodel: 71 percent.
- Classrooms upgraded: 68 percent.
- New transportation center: 56 percent.
- New elementary school: 63 percent.
- New high school: 54 percent.
- Gym/multipurpose room for Eagle Valley Charter Academy: 43 percent.
- New building for the charter school: 44 percent.

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#### What will the board support?

- Replacing Battle Mountain High School.
- Remodeling Eagle Valley High School.
- Facility repair projects.

- A new elementary school.
- Technology infrastructure projects.
- Purchase of land on the west end of the county.
- Charter school project.

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What's next

The Eagle County School District's Board of Education will vote on the question during an Aug. 23 school board meeting and must formally submit a ballot question by the first week of September.

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How much will it cost you?

Based on the amount of the bond, taxpayers will pay the following in property taxes:

- \$120 million: \$155 per year.
- \$128 million: \$165 per year (selected option).
- \$139 million: \$180/year.

Costs based on a \$500,000 home. The amount triples for commercial properties.

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Staff Writer Nicole Frey can be reached at 748-2927 or [nfrey@vaildaily.com](mailto:nfrey@vaildaily.com).

Vail, Colorado

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<http://www.vaildaily.com/apps/pbcs.dll/article?AID=/20060809/NEWS/108090070&parentprofile=search&template=printart>

# Exhibit: C

## Vail Daily

### 8.23.06

## Charter school may move to Battle Mountain

NICOLE FREY,

EAGLE -The Eagle County Charter Academy is at home in a bunch of modular buildings in Edwards today, but in just a couple years, the school may occupy a portion of Battle Mountain High School.

The charter school's board of directors met with Eagle County School's board of directors Wednesday to talk about how the charter school could be included in a ballot question in November. The question will ask Eagle County voters for \$128 million to deal with upgrading schools and constructing new buildings. The board planned to vote on the wording of the ballot question, but after two and a half hours of discussion with charter school board members, postponed a possible decision until Friday, Aug. 25.

Assistant Superintendent Karen Strakbein urged the board to hurry up and make a decision.

"We continue to lose ground by wasting time," she said. "We're behind in fundraising. We're behind in campaigning."

Todd Snidow, senior vice president of investment banking firm George K. Baum & Co, which is helping the school district through the process of creating a ballot agreed. He said the ballot will be crowded with groups asking for money, and those groups have already started campaigning.

"I don't have a dollar raised," he said.

Snidow also said he expects many people to vote via absentee ballots, which come out Oct. 8. If the district doesn't start selling the bond now, it may not pass.

Charter academy board president Brian Nolan shared Snidow's concern, but details between the charter school and the school district have to be ironed out if a ballot question is to be written. Nolan announced the charter school may be willing to move to Battle Mountain once a new high school is built, thus vacating Battle Mountain. The announcement came after Eagle County School's board split over whether the charter school should receive \$3 million of the proposed \$128 million bond dollars. The charter school initially wanted money to build a new school, but three members supported giving the school no money unless it moved into an existing school building.

Two mothers from Avon and Brush Creek elementary schools showed up at the meeting to support giving the charter school's move to Battle Mountain High School.

If the charter school declined the high school campus, Avon Elementary parent Anne Hirn said the district should invest the money in technology in schools.

"You need to listen to the results of the school district survey," she said. "The majority do not support funding the charter school with our tax dollars."

### Conditional consent

To agree to move, the charter school, which will occupy about two-thirds of the building, asked that it have full control over which groups occupy the other third of the high school. Charter school board members largely

opposed the remaining space at Battle Mountain be occupied by other schools.

"We're not being control freaks," said charter school board member Sarah Hymes. "We have to respond to our parent community ... and this is a very, very critical issue for our parent community."

They were more open to using the space for school district offices or nonprofit groups.

Board member Andy Arnold said he didn't support giving all the power to the charter school when the school is only funding a portion of the building, but the charter school board members remained resolute.

"This parent community will run like the bejesus if we're forced to do something," Nolan said.

But board member Keith Thompson cautioned against stubbornness saying, "If we're being too difficult a landlord, I wouldn't negotiate with us."

Give and take

The charter school offered to pay \$90,000 of the approximately \$150,000 in utility costs and offered to share athletic facilities and the auditorium. Going out on a limb, Nolan spoke without consenting the rest of his board and said the charter school would also pay for half the sprinkler system that will have to be installed at Battle Mountain. However, the charter school insisted all major capital expenses, including heating or roof repairs be paid for by the school district.

Nolan also asked the old charter school building never be used for a new charter school. He said if Eagle County Charter Academy moved to Battle Mountain it would have to fundraise even more than it already does and couldn't compete against another charter school. Red Canyon High School, the county's alternative high school, could move into the charter school's old building, said Superintendent John Brendza. .

With the issue of who will be allowed in the last third of Battle Mountain up in the air, both parties agreed to draw up lists of possible uses for the space. The boards will meet again to see which ones they can agree on. After a list is established, both boards agreed to create a committee with three members of each board to vote on future proposed uses for the space.

But besides all the logistics, charter school principal Jay Cerny said moving and sharing would be tough on a personal level.

"This is really difficult for us," Cerny said. "We want to keep our identity. Right now, every part of our building is us. We don't want to be a pie wedge. We want to be it."

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Get involved -- if you dare

Listen to board member from Eagle County Schools and the Eagle County Charter Academy hash out moving the charter school to Battle Mountain High School at 11 a.m. Friday, Aug. 25. at the Seasons building in Avon.

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Eagle County Schools bond allocations

The \$128 million bond may devote these amounts to the following projects.

Project Estimated budget

Replacing Battle Mountain High School \$64,600,000

New elementary school 22,100,000  
Repair projects \$8,000,000  
Remodling Eagle Valley High School \$8,000,000  
West end land purchase \$7,000,000  
Technology upgrates \$4,000,000  
Charter school project \$3,000,000  
Subtotal \$116,700,000  
Contingency \$11,670,000  
Total \$128,370,000

The estimated tax impact on a \$500,000 home would be about \$165 every year or \$13.75 every month.

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Staff Writer Nicole Frey can be reached at 748-2927 or [nfrey@vaildaily.com](mailto:nfrey@vaildaily.com).

Vail, Colorado

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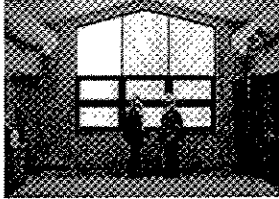
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# Exhibit: D

## Vail Daily

### 1-20-11



- Dominique Taylor | dtaylor@vaildaily.com

## Renovated Eagle-Vail school nears completion

Money for \$10.5 million Homestake Peak School project staying almost entirely local

RANDY WYRICK  
RWYRICK@VAILDAILY.COM  
VAIL, CO COLORADO,

EAGLE-VAIL, Colorado -- Almost every dime spent on the new Homestake Peak school is staying local.

So far, general contractor Evans/Chaffee is keeping just over 85 percent of the \$10.5 million project with local companies, said Chris Evans.

"That's important to us, and 85 percent of the work is staying local," Evans said. "We made a concerted effort to make sure of that."

The school board and some district officials toured the building Wednesday morning, as crews worked around them. When it's done, Homestake Peak students will range from pre-kindergarten through eighth grade.

It's scheduled to open this fall.

As speeches rolled and people were thanked and acknowledged for helping move the project forward, a workman sporadically whacked a chisel with a hammer -- ringing out the real sound of a work in progress.

Parents, students and others voted on the name, and the colors and mascot.

They'll be your fighting Falcons, and the colors will be light green and Navy blue, announced Missi Carpenter, the school's principal.

### Change of address, not curriculum

Homestake Peak consolidates Minturn Middle School and Meadow Mountain Elementary School. Fifth-graders from Red Sandstone Elementary School in Vail will also head to Homestake Peak for middle school.

Right now, the students attend classes in Minturn Middle School, in Minturn's Maloit Park.

The change of address will not mean a change of curriculum, Carpenter said. They're adding music, Spanish classes and some other programs, but the school's expeditionary learning program remains the centerpiece.

### Consolidation cash flow

Most of the newly renovated building is in the old Battle Mountain High School building. When the new \$63 million BMHS opened in Edwards, it opened the Eagle-Vail/Dowd Junction site for the massive renovation.

The district's annual debt payment will be about \$475,000. Consolidating Meadow Mountain Elementary and Minturn Middle School should cover the

### Homestake Peak School

**What it costs**  
\$10.5 million total cost. Of that, \$3 million is from 3B, the \$128 million bond issue Eagle County voters approved in 2006.

The other \$7.5 million comes from a financial gadget called certificates of participation. It's a series of one-year loans, instead of one multi-year loan. That allows the school district to dodge the restrictions of Colorado's TABOR Amendment that bans governments from taking on multi-year debt without voter approval. The Eagle County commissioners used the same gadget to pay for their \$38 million justice center/jail project.

The school district is consolidating its expenses from Minturn Middle School and Meadow Mountain Elementary School. That is expected to save about a half million dollars a year.

### What you get

For your \$10.5 million, you'll get a completely renovated school building inside the shell of the old Battle Mountain High School building in Eagle-Vail.

It's a pre-kindergarten-8th grade school that uses an expeditionary learning curriculum, in cooperation with Outward Bound.

### Where it is

The school is built on Colorado school land. When Colorado became a state in 1876, one square mile of land in each township was set aside for public schools. If the land is not used for schools, it reverts to the state's school land board, which uses the land to help fund public education. The state school land board owns commercial properties all over Colorado, including several pay-parking lots in downtown Denver.

The old Battle Mountain High School and Meadow Mountain Elementary School were built on those state school land sites, so the Homestake Peak school is, as well.

annual payments, said school district officials, who calculate the consolidation will save about a half million

dollars a year on utilities, maintenance and cutting duplicate staff positions.

Meadow Mountain Elementary stands adjacent to the old Battle Mountain High School, but won't for long. It's slated for demolition this summer. It will cost about \$375,000 to knock it down, and that's included in the project budget, said Ray Scott with the school district.

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# Exhibit: E

## Vail Daily

### 10.5.07

## Charter school lands money for new gym

MATT TERRELL  
VAIL CO, COLORADO,

EDWARDS -- The 288 students at Eagle County Charter Academy regularly meet in the cramped "Hawk Room" for school assemblies.

This is where they put on school plays, perform music, hold parent meetings, play Bingo -- all your basic school stuff.

This room, however, was only designed to hold half that many kids, and school leaders are worried about safety when squeezing more than 300 people at times into the tiny room. That's one of many reasons they're pleased to see the Eagle County Board of Education approve \$2.5 million to help the school build a new community building.

The money will come from certificates of participation, which function basically like loans, chief financial officer Phil Onofrio said. Money for the community building won't come from the bond issue approved last November, and it won't come from the district's reserves.

"We're obviously thrilled to have some financial support," said Sarah Smith Hymes, president of the Eagle County Charter Academy board of directors. "We pay for all our school buildings ourselves. We have mortgages on those and we can't afford to have a common building."

### The building

The new community building would be about 10,700 square feet and be located on the north side of the charter academy campus. Much of that space would be taken up by a 7,000-square-foot gymnasium with bleacher seating for 320 people.

There would also be an elevated stage for theater performances, two locker rooms, a mechanical room, storage space and an entry foyer.

School leaders say its important to have a gym so kids can still have recess and participate in physical education classes on snowy days.

"There's no way for kids to let off steam when the weather is bad," Hymes said.

The new building will also give the school a sense of permanence-- with all the classes held in modular trailers, there's sometimes a feeling that the school won't always be there, Hymes said.

### Funding

As a charter school, the families and school board are always at a fever pitch with fundraising. However, this is the kind of project that could never be funded by normal fundraising alone, Hymes said.

The community building was at one point included on last year's bond question, but was taken off before it went voters to improve its chances of passing.

Hymes said the school will still have to do a lot of fundraising for the community building. The estimated cost for the project is a little over \$3 million -- a good deal more than what the school district is offering.

# Exhibit: F

## Vail Daily

### 10.14.07

## School district: Answers to charter school funding

THE EAGLE COUNTY SCHOOLS COMMUNICATIONS DEPARTMENT  
VAIL CO, COLORADO,

On Wednesday, Sept. 26, the Eagle County Charter Academy Board Members Craig Ferraro and Sarah Hymes presented a proposal to the Eagle County Schools Board of Education requesting \$3 million for a new community building at their current site.

With a majority vote of 4 to 3, the Board of Education moved to approve the funding for the charter school's community building in the amount of \$2.5 million. After the decision was made, district staff recommended this funding come through the purchase of certificates of participation, which function as loans.

Since the vote last week, we have received several inquiries on behalf of the charter staff, parents and community members. Please refer to the following questions and answers for more information on this topic.

**Q: Where is this funding coming from?**

A: It is important to point out that initial funding for the charter school's community building will not come from bond funds or the district's general reserve funds. However, future payments on the loan will be financed from the district's general fund budget.

**Q: What are certificates of participation? Who is paying for the loan?**

A: Certificates of participation are tax-exempt government securities used to raise funds in order to improve and construct buildings or purchase equipment. Certificates of participation are specifically used to finance capital costs related to construction or acquisition and may not be used to finance ongoing operating costs. They are sold to investors who receive payments, which include interest income that is exempt from federal and state income tax. If the Board of Education decides to use the certificates to finance the charter school project, an investor will buy those certificates and Eagle County Schools will pay a lease type of payment to the investor with money from the general fund or the general fund reserve. No bond money will be used to pay for the improvements at the charter school.

For more information on this question, please feel free to contact the Chief Financial Officer Phil Onofrio at [ponofrio@eagleschools.net](mailto:ponofrio@eagleschools.net) or (970) 328-2747.

**Q: Why was the Eagle County Charter Academy eligible for any district funding?**

A: The Eagle County Charter Academy is a district charter school that has been operating as a part of Eagle County Schools' public school system for the last 12 years. By law, the school district is required to allocate per-pupil revenue to the charter school depending on how many students they have.

The Eagle County Charter Academy is a school in need of facility repairs, made evident in the current building, which is currently not meeting fire safety codes. This money will enable the school to create an adequate facility for their needs.

**Q: Is the Eagle County Charter Academy receiving anything from the bond issue that just passed? Do they benefit from any of the technology updates that passed on the recent bond issue?**

A: The Eagle County Charter Academy has not received any monies from the bond our community passed up until now, nor will it in the future, as it was not included in the original bond question. The charter school pays Eagle County Schools for their usage of technology services such as Power School and First Class.

In addition, the charter academy has not received any technology upgrades at the expense of bond money. Any and all upgrades they have undergone over time have been at their own expense.

**Exhibit: G**  
**Vail Daily**  
**10-26-07**

## Stavney: School board responsible for all students

MARY ANN STAVNEY  
VAIL CO, COLORADO,

Some of you regularly attend meetings of the Eagle County Schools Board of Education. For others, the last school board meeting may have been your first visit. It was encouraging to me to have so many different school communities express their concerns and frustrations to each other. More importantly, it was amazing to see you listen to each other.

In my four years on the Board of Education, I have witnessed an evolution in the relationship between the Board of Education and the Eagle County Charter Academy. I did not start my tenure as a proponent for charter schools, or the broader concept of schools of choice. I have been among charter school's harshest critics on the board. Our choice to approve funding for a common building at the Eagle County Charter Academy site brought to light the very visceral dislike many in our community have about charter schools. I have been surprised that feelings continue to be this intense after 14 years. Just as I've come to understand, and on a certain level, accept the concept of schools of choice in our district, I have come to understand charter schools in a different way.

Under direction of the Board of Education, the Charter Academy began using a lottery system to place students in their program several years ago. Our legal counsel advised us that using a list that pushed minority students to the top was illegal.

However, because of their lottery system, the Eagle County Charter Academy represents more students valleywide. Although their 8-percent minority student status is well below that of our other schools, they service more at-risk students than before. I've watched them attempt to increase the pool of Hispanic families placing names in the lottery with little luck. As a second-language instructor, I've come to empathize with the difficulty of this task.

The lottery system adopted by the the Charter Academy is the same lottery system currently used by Edwards Elementary School. Edwards Elementary is a school of choice. Red Canyon High School currently serves 35 to 50 students at their upvalley site and 35 to 50 students at their downvalley site. They have a waiting list, not everyone who wants to get in can get in. Minturn Middle School has adopted an expeditionary learning model and was awarded an Innovative Grant this year from the school district to help fund the training of its teachers. Eagle Valley Elementary School, also awarded an Innovative Grant, has begun its International Baccalaureate Program. Although all of our Eagle County Schools are not charter schools, all of our schools are schools of choice.

The children of the Charter Academy are Eagle County School District students whose safety the Board of Education is morally obligated to ensure. After two years of publicly posted discussion with charter school, I believe they have finally come forward with a worthy need. I believe these students require a building that can accommodate all 288 students and staff without breaking fire codes and creating a public safety hazard. In case of emergency, the 30-plus exits and multiple building sites put students at risk in a way that I believe we would be negligent in allowing.

The Charter Academy receives the same funding per student from the state to create its annual operating budget as every other school in our district. Yet it has not received funds from the district to assist in any manner with their temporary housing. They pay for the lease of school district land. They pay for the mortgage on their modulares. Like other schools, annual costs like teacher salary, utilities, books and supplies are paid by the funds they receive from the state with the addition of extensive fundraising efforts.

Although Eagle County Schools is not obligated to provide a permanent structure or any other facility, we are

not ethically exempt from addressing the needs of these students. The Eagle County Charter Academy has fully funded its temporary buildings for 14 years. In 2007, they developed a financial plan that will fund the replacement of modulars that need to be retired. They have the financial stability and fiscal responsibility to take care of their facility needs.

But they do not have the fundraising capacity to finance the \$3 million required to build a common building. The \$2.5 million approved for use to build a \$3.1 million common building at the charter school site requires the Charter Academy to raise an additional \$600,000. This is in addition to the fundraising they currently do to supplement their budget, which amounted to \$300,000 last year.

This money is not a "no-strings" gift. It is allotted for a common building on Eagle County School District property. Should the Eagle County Charter Academy dissolve or move these resources are district assets. Every other Eagle County School District school has received facility funds from the district. If your child is in an Eagle County School District school today, he or she benefits from district facility funding.

Although the Charter Academy's status as a charter school affords them the responsibility of managing their own budget, I do not believe that means they are not members of our school district. I am not a proponent of charter schools. I do believe that their inception can tear communities apart. But I have experienced the charter school's current leadership and administrative team as wanting to be a part of our schools and our school community. I do believe it is time to put aside some of the animosity of the past.

I will be completing my term on the board in three weeks. I will then be like most of you; I will no longer have a vote on this board. I will need to place my trust in new board members to educate themselves on the issues through local experience and state conferences, to be thoughtful and tenacious about taking in new information, to be open-minded and serve all of the students in our district – all of which I have dedicated myself to for the last four years.

Education changes people; my education on the board has changed some of my perspectives. I hope that I will continue to attend board meetings and make my perspective known – something our community did that Wednesday evening and something I hope you will continue to do so in the future.

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<http://www.vaildaily.com/apps/pbcs.dll/article?AID=/20071026/EDITS/71025053&parentprofile=search&template=printart>



# Exhibit: H Vail Daily 11.6.07



- Kristin Anderson/Vail Daily

## School board holds off on charter funding

MATT TERRELL  
VAIL CO, COLORADO,

EAGLE — The room was packed, just as it was at the last school board meeting.

Parents were going over their notes, gearing up to speak their minds about the Eagle County Charter Academy.

But then came the announcement at the beginning of Monday's school board meeting: the Charter Academy won't be getting \$2.5 million for a new community building, at least not now.

Instead, the school board will take a wait-and-see approach. Until the district knows how much the construction costs will be for the projects approved in the last elections bond issue will be, it won't consider funding a community building at the Charter Academy, the board decided. The topic won't come up again at a board meeting until March 2008.

The board officially reversed its Sept. 26 vote, which had approved \$2.5 million for the Charter Academy.

School board president Scott Green said it would be irresponsible to allocate funds for new projects before they know how much current construction will end up costing.

"There are just too many factors now to make a decision," Green said. "We need more information."

### Over, for now

The decision puts an end, at least temporarily, to a heated and contentious community debate.

Charter Academy leaders have long said they need a new common building to safely hold school assemblies. The 288 students at the Charter Academy regularly meet in the cramped "Hawk Room" for school assemblies.

This room, however, was only designed to hold half that many kids, and school leaders are worried about safety when squeezing more than 300 people at times into the room. When that happens, the school isn't meeting fire safety codes, says the school district.

The board first approved funding for the Charter Academy in September with a close 4-3 vote.

Board members who voted against the funding — Scott Green, Andy Arnold and Jason Benderly — said then that the district should wait to see how much Red Canyon High School, June Creek Elementary and the new Battle Mountain High School will end up costing before approving funding for the charter school.

The Sept. 26 decision wasn't popular with several parents who said there were better uses for that kind of money.

More pay for teachers, grants, fire exits at other schools and turf at the new Battle Mountain High School stadium are just a few of the things parents said should be prioritized over the charter school.

Parents also questioned the legality of the decision and said the school board hadn't properly publicized that it was going to vote on the charter school funding.

Exhibit: I  
Vail Daily  
5/12/08

## Eagle County Charter Academy up for funding again

Parents and school officials differ over whether bond money can be used for common building  
MATT TERRELL  
VAIL, CO COLORADO,

EAGLE COUNTY, Colorado — If the school board approves giving \$2.75 million to the Eagle County Charter Academy to build a new common building, would it be breaking promises made to voters?

Charter Academy leaders have long said they need a new common building with a gym to safely hold school assemblies and to have P.E. on snowy days. The Charter Academy, which usually pays its own bills with state money and extensive fundraising, says it can't afford this new building on its own and asked the school district to pay most of the cost.

But amidst the heated public debate over whether the school district should give money to the Charter Academy, the school board had always assured voters that money from the \$128 million bond approved in 2006 — which didn't include funding for the charter academy — was off limits.

"For clarity — if ever the ECSD monies are spent on Eagle County Charter Academy, it will not be from the bond or the bond premiums from the 2006 bond," said board member Brian Nolan on behalf of the entire board, according to minutes from the Nov. 5 meeting.

On Wednesday though, the board will vote on whether it will give the charter academy money — specifically, \$2.75 million coming from unallocated bond funds, according to the school board agenda.

### Future ballot questions

Parent Tessa Kirchner believes a "yes" vote would mean the board has deceived and misled the public. Giving the Charter Academy a new building was definitely not on the bond ballot, and bond money should be used only for approved projects, she said.

The bond did include building a new high school and elementary in Edwards, remodeling Eagle Valley High School, upgrading buildings and technology and remodeling the current Battle Mountain High School, which will be empty when the new high school is finished.

And so far, the school district doesn't know how much it will cost to remodel Battle Mountain High School, and it hasn't even figured out what they're going to do with the building when the new high school opens, she said.

"That money is not theirs to give — they have not completed those issues that were on the bond," Kirchner said.

Mike Matzko, a parent at Meadow Mountain Elementary, also opposes giving the Charter Academy school district money. He said if you read the agreement between the school district and the Charter Academy, funding for capital facilities, like buildings, should come from a bond election, which didn't happen this time.

"And the interesting thing is they've had time to put together a bond question for this November, and they chose not to," Matzko said.

When, in the future, the school district needs to start another bond campaign to build more schools downvalley, the public will have a hard time trusting the school board, Kirchner said.

"It puts the district in a precarious situation to do anything in the future," Kirchner said. "It's always a struggle to get bond issues passed, and those margins are never large."

### Vote reversed

Interest earned from the bond would be used to pay for the Charter Academy common building, which does not legally have to be spent on projects outlined on a bond question, said Phil Onofrio, chief financial officer for the school district.

If the school district doesn't stray from the intent of the bond then the board is free to spend leftover funds, which can include saved money and interest.

"The district can use leftover funds to construct public facilities within its district and those facilities can be used by a charter as a public school within the district," said a legal opinion prepared by school district attorneys.

The board had actually approved funding for the Charter Academy in September with a close 4-3 vote. The district then hadn't planned on using bond money to fund the Charter Academy – instead, the building would have been funded through certificates of participation, which function as loans and would have been paid off with the district's general fund.

The board reversed its vote in November, deciding that it would have been irresponsible to give the school money without knowing first how much other construction projects would cost.

Now, after having a better idea of how much all the projects will cost, the district believes it will have more than \$6 million left over to spend on new projects. The district also has \$5.3 million in contingency money, which is being reserved in case of construction emergencies, but will available to spend when projects finish without if there are no unexpected expenses.

Now, the school district feels confident that the money will be available, and will vote on giving the Charter Academy and several other projects more money.

Staff Writer Matt Terrell can be reached at 970-748-2955 or [mterrell@vaildaily.com](mailto:mterrell@vaildaily.com).

**Next meeting**

The Board of Education will hold a meeting at 6 p.m. Wednesday at the school district offices, 757 E. Third Street in Eagle.

The board will decide how to spend more than \$6 million in unallocated bond funds, and will also vote on the random drug testing policy being considered for Battle Mountain High School.

To look at the full agenda, view this story at [www.vaildaily.com](http://www.vaildaily.com).

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<http://www.vaildaily.com/apps/pbcs.dll/article?AID=/20080512/NEWS/974865089&parentprofile=search&template=printart>

Exhibit: J  
Vail Daily  
5.13.08

## Pro: Eagle Co. Charter academy deserves district funds

SARAH SMITH HYMES  
VAIL CO, COLORADO,

I have spent two Wednesdays a month for the last year attending Eagle County School District Board of Education meetings. I have been there by choice to understand the issues facing our school district. In a nutshell, what I have learned is this: the issues are complex, the Board of Education is deeply committed to the welfare of all students in the district, and each board member has to make very real personal sacrifices to serve in this capacity. To suggest that a yes vote for the Eagle County Charter Academy common building would mean that the Board of Education has deceived and misled the public and that they are breaking promises made to the voters is in itself deceiving and misleading.

First and foremost, let's not forget about the students. They seem to be overlooked in all the posturing and politics. The Eagle County Charter Academy has been very successful in educating children, chosen by lottery, that fall all along the learning spectrum. The 288 district students who attend the charter school in any given year need a permanent building that is a safe place to gather for security issues, academic and enrichment programming, and physical activities during our long, hard winters. The funding of \$2.75 million is a first step in allowing the Eagle County Charter Academy to achieve this building.

Opponents of funding for a common building for the charter academy say the school wasn't on the bond, so they shouldn't get any bond proceeds. Along with several other projects that were cut to get to the \$128 million that bond consultants advised could pass, the Eagle County Charter Academy was on the original list of projects to receive bond proceeds, and at a much higher amount than the \$2.75 million being considered today. The academy started public discussions with the school district in late 2005/early 2006. Prudent construction management and hefty construction contingencies have allowed the \$15.9 million in additional bond premium and interest to be appropriated for projects that were cut completely (Red Canyon High School), or cut back in scope (Eagle Valley High School.) After funding these projects and ensuring adequate contingency for on-going projects, there is more than \$6 million in interest left which the district can spend on capital projects with the school board's approval. When the charter school receives \$2.75 million toward the common building, it will represent about 2 percent of the total \$144 million realized from the bond plus premium and interest. Eagle County Charter Academy parents will still need to fund-raise an estimated \$500,000 to build the common building, which will be a district building on district land.

It is commonly stated by our opponents that the survey results showed that the public is not in favor of funding a building at the charter schools. The Eagle County Charter Academy and Battle Mountain were the only schools specifically queried on all three types of survey questions. The charter academy's results in favor were on average slightly below 50 percent. We believe that any school or program, if specifically asked in a survey, would receive similar survey results that the Eagle County Charter Academy received. In addition, many of the questions that polled very favorably were general questions which apply to all district students.

Another common misrepresentation is that it is illegal for the school district to fund a building for the charter school. District lawyers have reviewed all pertinent documents and have found that there is no legal impediment to the district funding a permanent building at the charter academy, as long as the building is a permanent structure, on district land, and owned by the district. The Eagle County Charter Academy common building will meet all these criteria. The district's attorneys have stated that the district can use leftover funds to construct public facilities within its district and those facilities can be used by a charter as a public school within the district.

The argument is often made that other district schools can't limit their enrollment, so the charter school shouldn't get district facility funds when there are overflowing classrooms elsewhere. I agree that we need to support all schools in our district. However, there are other district programs that have limited or selective

enrollment (dual language, Red Canyon). The charter school relies on its parents to fundraise the money needed to keep our classes small and pay our teachers at a premium. In the past year alone, an estimated 15,000 hours in volunteer time were spent on fundraising.

The bond funds cannot be used for salaries or programs but only for facilities and will not be of help in reducing class sizes. The downvalley elementary schools are experiencing large class sizes, and if growth continues another bond issue will need to be voted on to build another elementary school in either Eagle or Gypsum. By helping pass the current bond, the Eagle County Charter Academy community has demonstrated its commitment to supporting education for all district students, not just its own.

Some have claimed that the school's charter does not allow for physical education, which will be just one of many uses for the common building. The charter approved by the district in 1994 and renewed in 1999 and 2004 says nothing about prohibiting physical education or specials.

We all need to actively lobby the state legislature to increase funding for education from preschool through state universities and colleges.

Sarah Smith Hymes is the president of the Eagle County Charter Academy Board of Directors. E-mail comments about this column to [letters@vaildaily.com](mailto:letters@vaildaily.com).

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<http://www.vaildaily.com/apps/pbcs.dll/article?AID=/20080513/EDITS/167161739&parentprofile=search&template=printart>

# Exhibit: K Vail Daily 5.13.08

## Eagle County: Charter deserves funds, parents say

Charter Academy important part of school district, and a new common building is needed, supporters say  
MATT TERRELL  
VAIL, CO COLORADO,

EDWARDS, Colorado — Students at the Eagle County Charter Academy are kids just like any others in the school district, and giving the school \$2.75 million to build a new common building shouldn't be seen as wrong or controversial, parents at the school say.

Charter Academy leaders have long said they need a new common building with a gym to safely hold school assemblies and to have P.E. on cold and snowy days. Now, there's no good gathering place to do things like stage plays, hold science fairs or give out awards where parents can watch as well.

"We have energetic kids who need a physical outlet, we have kids who like to shine on stage in performances and parents who tear-up and clap like crazy when their child receives an all-school award," said parent Deborah Worley.

The Charter Academy, which usually pays its own bills with state money and extensive fundraising, says it can't afford this new building on its own and asked the school district to pay most of the cost. And now that the school district has more than \$6 million in unused funds from the \$128 million bond approved by voters in 2006, there's an opportunity to fund the new building.

Many people fundamentally oppose giving the Charter Academy bond money, as it wasn't outlined on the ballot, and have harshly criticized the Board of Education for considering it. But the Charter Academy leaders and parents see it differently. The Charter Academy is part of the school district, has needs like other schools, and is eligible to be funded by the district, they say.

"Our kids are part of the school district here, and what we're trying to get is what's good for all the schools," said parent Craig Ferraro, who is on the Charter Academy school board.

### Supporting choice

Ferraro says he has a hard time understanding why much of the community so adamantly against funding the Charter Academy.

He's heard people complain that the Charter Academy shouldn't receive money because the school places limitations on the number of students who can attend. Anyone is free to enter the lottery for spots in the Charter Academy, but many families do end up on a waiting list.

But, there are other important programs that can only accept a limited number of students — like the dual-language program and Red Canyon High School — and having those choices is healthy for the school district, Ferraro said.

When the school district helps alternative programs and schools, it's making the entire school district more successful, he said.

"Different kids have different learning styles — my son wouldn't be successful at dual language, but he does do well in a small class environment, and that's why the charter appealed to us," Ferraro said.

The district has been very open to innovation and change — like implementing a pay system that bases teacher salary on performance — and supporting the Charter Academy, which was one of the first charters in the state, is a way to continue that innovation, said Sarah Hymes, president of the Charter Academy school board.

### No surprises



There was little resistance school board using money from the bond premium sale to build a new campus for Red Canyon High School – which also wasn't on the bond ballot.

"They (the school board) gave money to Red Canyon High School, and they felt that it was right for all the kids in the district. We're somewhat in the same position here," Ferraro said.

The Charter Academy, like Red Canyon, may not have been on the bond ballot, but it's been no secret that the school district has been interested in funding the building.

A common building at the Charter Academy, and even a full campus, has been a part of official discussions with the school district for more than two years, and has been planned by the Charter Academy for much longer, Hymes said.

The common building proposal was there when the \$128 million bond question was being developed. When the common building was taken off the bond, at the suggestion of a survey company that polled voters and found weaker support for the Charter Academy building, the board made it clear that they would return to the school district to make the proposal again.

This is why supporters of the Charter Academy don't understand accusations that they and the school district have been misleading the public.

"There's been nothing deceitful about it, and we're not sneaking it through the back door. It's been out in the open for a long time," Hymes said.

Legally, there's no problem giving the Charter Academy money to build a common building. Interest earned from the bond would be used to pay for the Charter Academy common building, which does not have to be spent on projects outlined on a bond question. If the school district doesn't stray from the intent of the bond then the board is free to spend leftover funds, which can include saved money and interest.

"The district can use leftover funds to construct public facilities within its district and those facilities can be used by a charter as a public school within the district," said a legal opinion prepared by school district attorneys.

The district owns the land where the building would go, the district would own the building, and the district would have oversight in its design.

"The financial people knew there would be premium, interest and contingencies, and that there would be more money than anticipated, and it's within their legal right to spend on facilities as they see fit," Hymes said.

#### **Next meeting**

The Board of Education will hold a meeting at 6 p.m. Wednesday at the school district offices, 757 E. Third Street in Eagle.

The board will decide how to spend more than \$6 million in unallocated bond funds, and will also vote on the random drug testing policy being considered for Battle Mountain High School.

To look at the full agenda, view this story at [www.vaildaily.com](http://www.vaildaily.com)

Staff Writer Matt Terrell can be reached at 970-748-2955 or [mterrell@vaildaily.com](mailto:mterrell@vaildaily.com).

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<http://www.vaildaily.com/apps/pbcs.dll/article?AID=/20080513/EDUCATION/351453624&parentprofile=search&template=printart>

Exhibit: L  
Vail Daily  
5-15-08

## Eagle County Charter Academy, turf field both receive funds

BY MATT TERRELL  
VAIL, CO COLORADO,

The school board decided Wednesday to fund a common building at the Eagle County Charter Academy and artificial turf at the new Battle Mountain High School with unused bond funds.

The board room was packed and for hours, the board listened to impassioned arguments from parents believing the charter academy deserved funding, and from those adamantly against giving the school a dime of bond money.

Voters approved a \$128 million bond in November 2006, which gave the district money to build a new high school and elementary, renovate Eagle Valley High School and upgrade outdated technology in the classrooms.

Now, after having a better idea of how much all the projects will cost, the district believes it will have more than \$6 million left over to spend on new projects. The district also has \$5.3 million in contingency money, which is being reserved in case of construction emergencies but will available to spend when projects finish without if there are no unexpected expenses.

The board prioritized a long list of possible projects and grouped them together in phases, which would be completed in order as long as the money is still there. In the best case scenario, the district will have more than \$11 million to spend on new projects.

Taking top priority is the artificial turf athletic field at the new high school, which will cost \$490,000. Coaches and parents have for more than a year been campaigning for a turf field.

With lacrosse growing in popularity, and with soccer and track and P.E. classes, a grass field would see eight hours of use a day, which would be more than it could handle, coaches have said. Grass fields wear out, develop bald patches and can look pretty torn up after games.

And with spring sports starting in February, well before all the snow melts, it doesn't make sense to play soccer and lacrosse on a field that's mostly mud, coaches have said.

Charter Academy leaders have long said the school needs a new common building with a gym to safely hold school assemblies and to have P.E. on snowy days. The Charter Academy, which usually pays its own bills with state money and extensive fundraising, says it can't afford this new building on its own and asked the school district to pay most of the cost.

Many people though fundamentally opposed giving the Charter Academy bond money, as it wasn't outlined on the ballot, and have harshly criticized the Board of Education for considering it.

The board approved giving \$2 million instead of the originally proposed \$2.75 million for the Charter Academy building.

It was not a unanimous decision — board members Scott Green, Andy Arnold and Jason Benderly voted against approving the final three phases of the project list.

## STATE OF COLORADO

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### GOVERNOR'S ENERGY OFFICE

1580 Logan Street, Suite 100  
Denver, CO 80203-1625  
Phone: (303) 866-2100  
Fax: (303) 866-2930  
[www.colorado.gov/energy](http://www.colorado.gov/energy)  
[geo@state.co.us](mailto:geo@state.co.us)



Bill Ritter, Jr.  
Governor

Tom Plant  
Director

Congratulations! Your project has been accepted into the High Performance Building (HPB) Program administered by the Governor's Energy Office (GEO). We're glad to welcome you as a Partner.

High performance building helps reduce consumption of natural resources and minimize environmental impacts, increases productivity of building occupants, decreases maintenance and utility expenses, and provides an overall better building within the constraints of typical construction budgets.

Enclosed with this letter is a packet of materials intended to help you understand more about the GEO's HPB program, your role as an official partner, the services available to you through the GEO and additional information to assist you in the high performance building process.

Below is a list of the enclosed documents. Please note that the GEO requires Partners to sign and return the Scope of Work/Conflict of Interest Statement and the Knowledge Survey so we can continually improve our program to better meet the needs of our partners.

- Goals of HPBP
- Expectations of Partners
- Scope of Work and Conflict of Interest statement
- Case Study
- Knowledge Survey
- What Can the High Performance Building Program Do

If you have any questions or concerns please contact Conor Merrigan at (303) 866-3965 or [Conor.Merrigan@state.co.us](mailto:Conor.Merrigan@state.co.us)

Thank you for your commitment to energy efficient, high performance building. We look forward to working with you!

Sincerely,

Conor Merrigan  
Commercial Building Program Manager

### **Goals of High Performance Building Program**

The Governor's Energy Office offers free support to public agency new construction and major renovation projects through Project Consultants (PCs) under contract to the GEO. The program seeks to develop partnerships with eligible projects to support efforts to plan, fund, design, construct and operate energy efficient, high performance buildings.

The High Performance Building Program has established the following goals:

- To establish Colorado as a leader in the field of energy efficient, high performance, green building and to make energy efficient, high performance building standard industry practice
- To assist the state of Colorado in its efforts to meet the goals of the Climate Action Plan, including a 20% reduction in CO<sub>2</sub> emissions by 2020 and an 80% reduction by 2050.
- To contribute to the effort by the State of Colorado to meet the goals of the Department of Energy's State Energy Program of a 25% reduction in per capita energy use below 1990 levels.
- To create a positive, local economic impact by encouraging the design of buildings that use less energy, water and other natural resources and wherever possible utilize local and regional materials and labor.
- To assist public buildings in meeting the requirements of the Office of the State Architect's High Performance Certification Program (HPCP).

### **Expectations of Partners**

The GEO's High Performance Building Program expects partner projects to meet the following goals:

- Design for energy use at least 25% better than ASHRAE 90.1-2007 energy standard
- Utilize detailed energy modeling when feasible
- Obtain the services of a qualified commissioning agent, whose responsibilities include:
  - Developing a commissioning plan,
  - Performing functional performance testing; and
  - Completing a commissioning report.
- Make utility bills available for review and analysis
- Meter usage for energy and water usage using primary meters or submetering
- Commit to performance goals for energy and water use, indoor air quality and reduced electric lighting
  - The GEO will assist partners in completing an Owner's Project Requirement (OPR) document to assist in identifying these goals
- Target third-party green building certification

**Scope of Work and Conflict of Interest Statement**

The GEO High Performance Building Program provides free technical assistance service to its partners through the use of contracted Project Consultants (PCs) selected via a competitive procurement process. The GEO's PC's do not replace architectural and/or engineering design services or green building consulting services otherwise available through the private sector. Rather, PCs will provide consulting to help guide facility owners and project teams through the high performance building process.

Based on the project application submitted and initial discussions between the GEO and you as the partner, a general scope of work has been created and is outlined below. The purpose of this is to clearly define the services expected of the GEO and to document the role of the GEO PCs. It is the understanding that the Partner will not solicit paid services from the GEO PCs assigned to this scope of work at any stage of the project.

*Brief Project Description*

The Eagle County Charter Academy plans to convert its eight 15-year old modular classrooms to one new building that is approximately 45,000 sf. They will be applying for BEST funding in 2010. They are targeting LEED Gold.

*Scope of Work*

- Review programming documents and drawings for high performance design features.
- Assist project team to set energy goals.
- Review and compare energy goals to existing building utility bills.
- Assist project team to develop Owners Project Requirements

The Project Consultant (PC) assigned to this project is:

Ambient Energy, Inc.

By signing below the Partner acknowledges the scope of work and agrees not to solicit the service of the designated PC for this project at any stage of the project.



Name

12-3-04

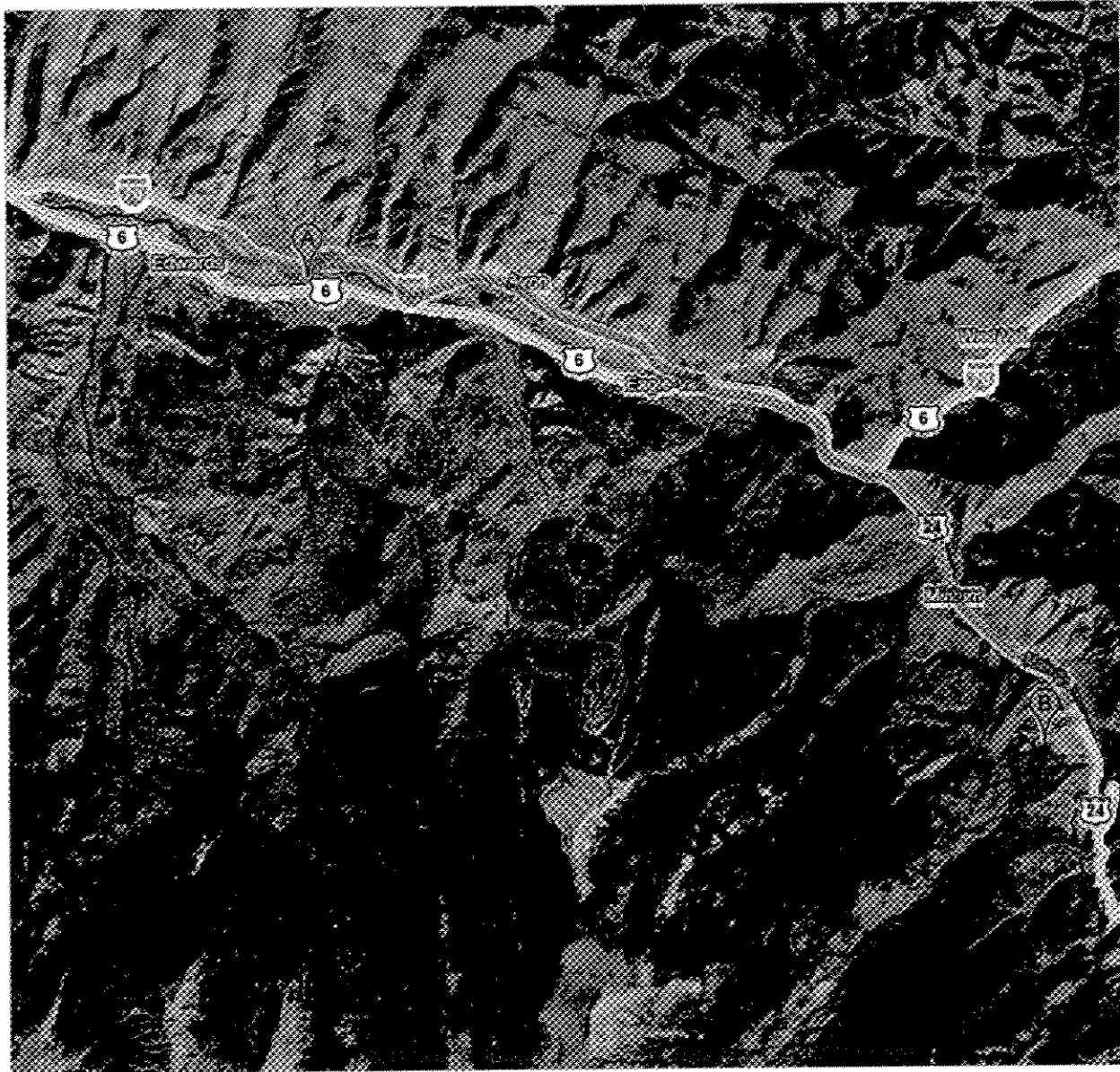
Date

PRESIDENT, ECCA BOARD

# Exhibit: N

To see all the details that are visible on the screen, use the "Print" link next to the map.

Google maps

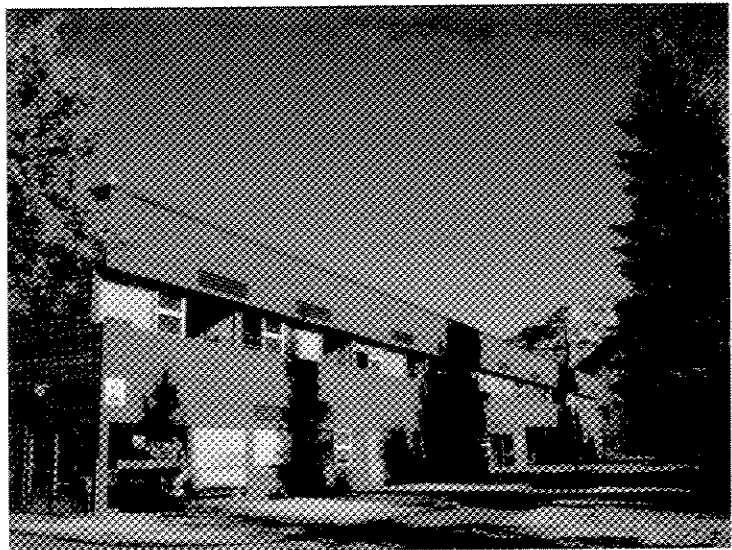




## Executive Summary

**School Name: Minturn MS/Vail Ski/Snowboarding**

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 53,758       |
| Replacement Value:           | \$14,229,183 |
| Condition Budget:            | \$8,155,121  |
| Total FCI:                   | 57.31%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$2,400,400  |
| Total RSLI:                  | 6%           |
| Total CFI:                   | 74.2%        |
| Condition Score: (60%)       | 2.13         |
| Energy Score: (0%)           | 0.60         |
| Suitability Score: (40%)     | 4.19         |
| School Score:                | TBD          |



**Summary:**

The Minturn Middle School consists of one building located on 1951 S. Highway 24, in Minturn, Colorado. The original campus was constructed in 1978. This report contains condition and adequacy data collected during the fiscal year 2009 "Statewide Financial Assistance Priority Assessment." The detailed condition and deficiency statements are contained in this report for each building.

## Condition Budget Summary

Building condition is evaluated based on the functional elements of a building and organized according to the UNIFORMAT II Elemental Classification. The grouping of these elements is known as a building cost model. Models are developed for similar building types and function. Systems are evaluated based on their costs, design life, installation date and next renewal. Systems that are within their design life are further evaluated to identify current deficient conditions which may have a significant impact on the System's remaining service life. The system value is based on RS Means Commercial Cost Data. Following are the Systems detail for this facility.

| Uniformat Classification  | RSLI | SCI     | Condition Budget |
|---------------------------|------|---------|------------------|
| A10 Foundations           | 0%   | 0.00%   | \$0              |
| A20 Basement Construction | 0%   | 0.00%   | \$0              |
| B10 Superstructure        | 0%   | 0.00%   | \$0              |
| B20 Exterior Enclosure    | 0%   | 46.22%  | \$679,223        |
| B30 Roofing               | 40%  | 0.00%   | \$0              |
| C10 Interior Construction | 15%  | 24.90%  | \$180,975        |
| C20 Stairs                | 0%   | 0.00%   | \$0              |
| C30 Interior Finishes     | 0%   | 110.00% | \$1,671,932      |
| D10 Conveying             | 0%   | 110.00% | \$99,952         |
| D20 Plumbing              | 0%   | 110.00% | \$631,518        |
| D30 HVAC                  | 6%   | 89.06%  | \$2,694,931      |
| D40 Fire Protection       | 0%   | 110.00% | \$321,817        |
| D50 Electrical            | 4%   | 87.45%  | \$1,194,886      |
| E10 Equipment             | 0%   | 110.00% | \$84,051         |
| E20 Furnishings           | 0%   | 110.00% | \$118,126        |

# Exhibit: P

To see all the details that are visible on the screen, use the "Print" link next to the map.

Google maps



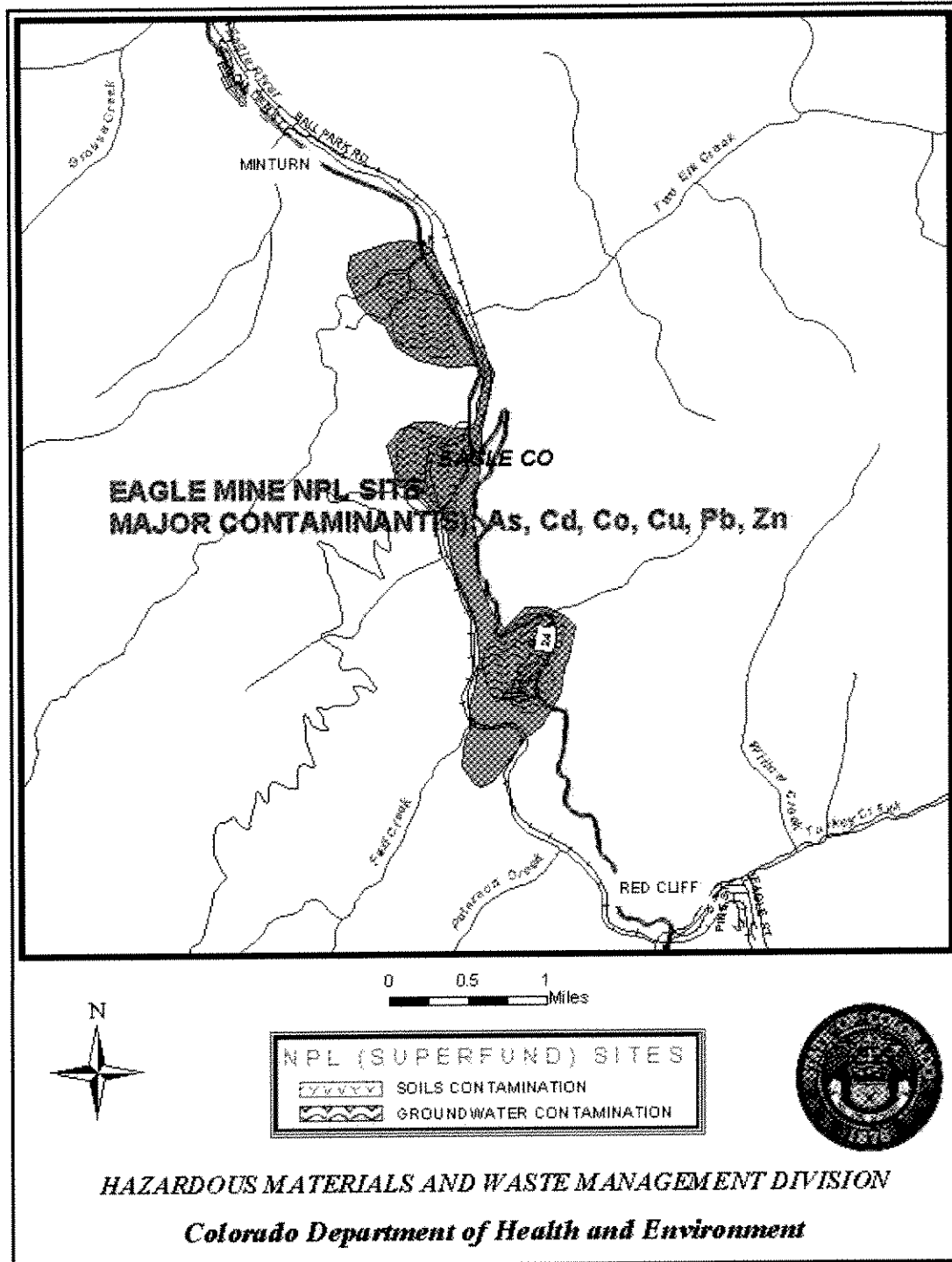
## Photos

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 sunset travel trees water winter

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# Exhibit: Q



[Eagle Mine Site Main Page](#)

Printed by: **Suzanne Smith**  
Title: **Your application to the Morgridge Family Foundation : Eagle County Schools**

Friday, April 30, 2010 2:00:51 PM  
Page 1 of 3

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From:  assistant.mff@comcast.net Tuesday, April 27, 2010 3:42:18 PM   
Subject: Your application to the Morgridge Family Foundation  
To:  **Suzanne Smith**  assistant.mff@comcast.net

---

Dear Suzanne,

Congratulations! The Grants Committee of The Morgridge Family Foundation is pleased to inform Eagle County Charter Academy that your application has been approved for a grant of up to \$9,710.00 to support the 21st Century Classrooms Collaboration.

Below is a summary of your total award.

MFF AWARD: \$9,710.00  
YOUR CONTRIBUTION: \$971.00  
TOTAL AWARDED: \$10,681.00

Please also review the attached Grant Terms and Conditions for specific details of the grant.

Funding is restricted to your original grant application received by Foundation Source. If funding was not awarded at 100% of the original request, you must select products from your original product list up to the full amount of your award.

Hard quotes for each grantee must be received from an authorized Smart or Promethean vendor and submitted no later than May 31, 2010. It is the responsibility of the district/school to pay for installation and any difference of the balance due that exceeds the amount preapproved. Any unspent or uncommitted funds must be returned to the Morgridge Family Foundation no later than 30 days after receiving the grant.

Once the hard quote has been obtained, please submit it by clicking on the following link and attaching it your application:

<http://www.fdnsrc.com/public/info.do?i=s2vfqg0kt0&k=1i650y0kt1>

Awards will be mailed upon receipt and approval of your hard quote. Please continue to look for electronic notifications with further details about your award.

We admire your desire to help students succeed and appreciate your commitment to use technology in your classrooms to help facilitate student engagement and help boost academic achievement. It is our hope that we will have a solid and lasting relationship in the years to come.

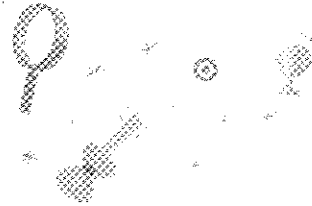
Kindly,

John and Carrie Morgridge  
Morgridge Family Foundation



## TARGET FIELD TRIPS

Scholarship America  
One Scholarship Way  
St. Peter, MN 56082



December 1, 2010

Deborah Warren  
PO Box 6122  
Avon, CO 81620

Dear Deborah:

Congratulations! Based on information in your application, you have been selected as a tentative recipient of a 2011 Target Field Trip Grant in the amount of \$700.00.

To receive the grant, please complete the enclosed verification/publicity release form and return it to Scholarship Management Services immediately. **The completed and signed form must be faxed to 1-507-931-9168 by deadline date: December 17, 2010.**

Provided the Verification/Publicity Release form is completed and received on time, you will receive the grant check in early January. The check will be made payable to your school and mailed to your home address. If we do not receive your verification by the deadline date the grant will be delayed.

If you have any questions, please contact me at [marial@scholarshipamerica.org](mailto:marial@scholarshipamerica.org) or call (507) 931-0413.

Sincerely,

Maria Lokensgard  
Senior Manager  
Scholarship Management Services

Enclosure



Target supports  
scholarships  
throughout the  
country to help  
pay for college  
education.  
That's over  
\$3 million  
every week.

## Deborah Warren

---

**From:** AndreaGlass@alpinebank.com  
**Sent:** Tuesday, October 19, 2010 12:52 PM  
**To:** mountainvalet@centurytel.net  
**Subject:** Alpine Bank Commitment Letter  
**Attachments:** AlpineColorLogo.jpg

Dear Deborah,

Thank you for your sponsorship request to Alpine Bank for fall 2010 allocations. On behalf of the Funding Committee of the Vail and Eagle Valley Alpine Banks, it is my pleasure to inform you that the Bank has awarded \$2,500 to the Eagle County Charter Academy. This represents Alpine Bank's 2010-2011 donation to the school's library.

As per our conversation today, I have attached Alpine Bank bank's logo, to be used in conjunction with this sponsorship. Any exposure Alpine Bank can receive at the 2010 annual gala, or through the school newsletter, would be greatly appreciated. Additionally, Alpine Bank would love to provide stickers to be placed in library books. Please let me know how many will be needed, and I'll have them printed.

Payment for this sponsorship will be sent by mail, following this email. The check will be mailed to PO Box 169, Wolcott, CO 81655. If there are different payment instructions, please notify me as quickly as possible.

Congratulations! Have a great day.

--Andrea

---

Andrea Glass  
Regional Marketing Representative  
Alpine Bank  
0069 Edwards Access Road, Suite 4  
PO Box 2205  
Edwards, CO 81632  
970-748-5704  
970-926-5017 (fax)  
[andreaglass@alpinebank.com](mailto:andreaglass@alpinebank.com)

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VAIL RESORTS

390 Inlekakken Crescent Suite 1000B-20000001 CO 80021

November 5, 2010

Dear Deborah and everyone at the Eagle County Charter Academy:

Thank you for participating in Vail Resorts Echo grant program. Through this program Vail Resorts contributes more than \$5 million each year in cash and in-kind support to critical non-profits that support youth and environmental programs in our resort communities.

Vail Resorts Echo, the Company's corporate stewardship program, nurtures social responsibility in our company. Encompassing charitable giving, environmental stewardship and our community engagement, Vail Resorts Echo connects us with our communities and the iconic settings that surround our resorts. It's a philosophical approach to how we operate our business, being continually aware of how our decisions and actions resonate with our five stakeholders: our employees, shareholders, guests, communities and the environment.

Vail Resorts is committed to working with the non-profits who are making a positive impact for those who call Eagle County home. As a vital part of our mountain community working to support our kids, Eagle County Charter Academy represents many of the same values and goals of Vail Resorts Echo. While we are unable to fulfill your \$7,700 cash request due to a limited amount of resources, we are excited to be part of your success with an in-kind donation of 1 round of golf for 4 at Red Sky Ranch, 2 2-night stays at any RockResort and the use of Beaver Creek Golf Course for the 2011 ECCA Golf Tournament.

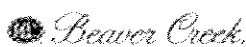
You will be receiving your in-kind donation in the next three weeks.

Once again, I look forward to working together on partnership opportunities. Please let me know if you have questions.

Good luck this season!

Nicky DeFord  
Charitable Contributions Manager/Vail Resorts Echo  
Vail Resorts Management Company

Nov 2010 Sue calling about gift tickets etc



## Deborah Warren

---

**From:** Matthew Horsey [MHorsey@vailresorts.com]  
**Sent:** Friday, January 07, 2011 9:37 AM  
**To:** Deborah Warren (mountainvalet@centurytel.net)  
**Subject:** Lift Tickets

Hi Deborah,


Your mountain money number is 1514066898. This number will serve as the payment for 60 1 day lift tickets for the current ski season. To redeem the tickets just take the number to any lift ticket window at one of our resorts and they will process your lift tickets to hand out to the students. The mountain money number is listed under your name.

If you have any questions, feel free to email me.

Thanks,

**Matt Horsey**  
Charitable Contributions  
303-404-6460



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DENVER, COLORADO 80290-1719  
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www.johnsonfoundation.org

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THOMAS A. FITZGERALD  
FRANKLIN K. SOUTHWORTH  
CHARLES R. HAZELRIGG  
BOYD C. HARRISON

January 3, 2011

Deborah Warren  
Foundation President  
Eagle County Charter Academy Education Foundation  
PO Box 169  
Wolcott, CO 81655

Dear Ms. Warren:

Thank you for your inquiry concerning the possibility of assistance from the Helen K. and Arthur E. Johnson Foundation. Your letter will be reviewed at the March 2011 meeting of the Board of Trustees of the Foundation. If their decision is that they would like further information, we will then request a full proposal.

Thank you for letting us know about your organization and its work.

Sincerely,

  
John H. Alexander, Jr.  
President

JA/tdo

## Deborah Warren

---

**From:** Boettcher Foundation [notification@boettchergrants.net]  
**Sent:** Friday, January 07, 2011 1:52 PM  
**To:** DEBORAH WARREN  
**Subject:** Capital Project Information Received

Dear DEBORAH WARREN,

Thank you for taking the time to fill out this information. We will contact you when the revised grantmaking guidelines are available. In the meantime, if you have any questions, please contact us by either emailing [grants@boettcherfoundation.org](mailto:grants@boettcherfoundation.org) or calling 800.323.9640.

Sincerely,

Julie Lerudis  
Director, Grants Program

GATES FAMILY FOUNDATION

January 20, 2011

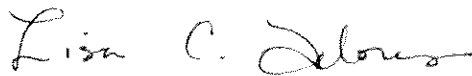
Ms. Deborah Warren  
Foundation President  
Eagle County Charter School  
P.O. Box 169  
Wolcott, CO 81655

Dear Ms. Warren:

Thank you for the letter and proposal dated January 10<sup>th</sup> on behalf of Eagle County Charter School. After evaluating the information, I am sorry to inform you that the Foundation cannot currently be of assistance. The Foundation generally considers requests from charter schools that serve a substantial portion of low-income students in disadvantaged areas where no educational choice exists.

We wish you every success in your project and hope you will be able to find the necessary funding elsewhere.

Sincerely yours,



Lisa C. Flores  
Senior Program Officer



# EAGLE RIVER FOUNDATION

P.O. Box 487 • Eagle, Colorado 81631 • 970-328-6961

[www.eagleriverfoundation.org](http://www.eagleriverfoundation.org)

**Exhibit: Z**

Eagle River Foundation  
Box 487  
Eagle, CO 81631

Dear Deborah,

Our board members voted recently to not fund your application for your school. Our mission statement basically requires us to focus on the western end of the Eagle Valley. We were concerned that your Academy did not serve any students from the Eagle/Gypsum area or at least was not made apparent in your application. We do wish you continued success and if our foundation may be of help in the future, please let us know.

Sincerely,

Jerry Fedrizzi  
President



# Exhibit: AA

## ECS District Awarded Grants - ECCA Shares in these grants

| Granting Organization                                       | Eligible Yes/No | Date Applied  | Status   | Outcome                       | Notes   |
|---|-----------------|---------------|----------|-------------------------------|---|
| CDHS: Safe & Drug Free Schools & Communities                | Yes             | Applied 01/09 | Approved | \$75,000.00 Awarded to ECS    | Collect MS data re: health behaviors, create collaborative health prevention committee (community & schools), parent education re: social norms |
| CDE: Math-Science Partnership                               | Yes             | Applied 07/10 | Approved | \$1,050,000.00 Awarded to ECS | Partnership with IHES to provide PD to math teachers to enhance pedagogy and content knowledge  |
| CDE: Enhancing Education through Technology (E2T2)          | Yes             | Applied 09/10 | Approved | \$150,000.00 Awarded to ECS   | Provide instructional coach to integrate technology and C21L skills into classroom  |
| Live Well Colorado: Eagle County Fitness Collaborative      | Yes             | Applied 07/10 | Approved | \$30,000.00 Awarded to ECS    | Increase collaboration among community agencies to increase wellness/fitness strategic effort   |
| Eagle County Community Service Grant: Single Point of Entry | Yes             | Applied 08/10 | Approved | \$124,000.00 Awarded to ECS   | Provide operational support for SPE   |

### ECCA Awarded Grants

| Granting Organization                    | Eligible Yes/No | Date Applied      | Status   | Outcome  | Notes  |
|--|-----------------|-------------------|----------|--|--|
| Alpine Bank 2009                         | Yes             | Applied 9/09      | Approved | \$1,500.00 Awarded                                 | This funding was for physical education for our upper school students.   |
| Alpine Bank 2010                         | Yes             | Applied 9/10      | Approved | \$2,500.00 Awarded                                 | This funding went to purchase books for our library for the students. (See Exhibit T)  |
| Vail Echo 2009                           | Yes             | Applied 6/09      | Approved | Awarded In - Kind donations valued at: \$35,540.00 | We were awarded multiple in-kind donations for various silent auction events as well as 60 lift tickets for students to use for enrichment activities.                     |
| Vail Echo 2010                           | Yes             | Applied 6/10      | Approved | Awarded In - Kind donations valued at: \$35,540.00 | We were awarded multiple in-kind donations for various silent auction events as well as 60 lift tickets for students to use for enrichment activities. (See Exhibit U & V) |
| Colorado Capital Construction Grant 2009 | Yes             | Applied           | Approved | \$30,900.00 Awarded                                | Grant was for capital constructions items.   |
| Colorado Capital Construction Grant 2010 | Yes             | Applied           | Approved | \$27,000.00 Awarded                                | Grant was for capital constructions items.   |
| Morgridge SMARTboard Grant               | Yes             | Applied           | Approved | \$9,700.00 Awarded                                 | Grant was to add additional SMARTboards in classrooms and funding for teacher training on the SMARTboards. (See Exhibit R)   |
| Target Foundation                        | Yes             | Applied for 12/10 | Approved | \$700.00 Awarded                                   | We were awarded the maximum award of \$700 for our kindergarten outdoor education program. (See Exhibit S)   |
| Governor's Energy Office (GEO)           | Yes             | 2009              | Approved | Granted  | We have a current partnership with the GEO. (See Exhibit M)  |

### ECCA Grants Awaiting Response

| Granting Organization   | Eligible Yes/No | Date Applied  | Status            | Outcome           | Notes   |
|---|-----------------|---|-------------------|-------------------|---|
| Gates Family Foundation   | Yes             | Dec-10  | Awaiting Response | Awaiting Response | Sent cover letter, narrative and construction budget to determine if we are eligible to submit a full application. (See Exhibit Y)                      |
| Charter School Growth Fund  | Yes             | 1/29/2010   | In review         | Awaiting Response | We have created a profile and have loaded Part 1 of the application and must be invited to apply for the funding process based on evaluation of Part 1. |
| Housing Partnership Network The Charter School Reserve Fund Program (CSRFP) | Yes             | Contacted for more information and eligibility criteria | Awaiting Response | Awaiting Response | <a href="mailto:Tingerthal@housingpartnership.net">Tingerthal@housingpartnership.net</a>  |
| Helen K and Arthur E Johnson Foundation                                     | Yes             | Letter of Intent sent 12/23/10                          | Awaiting Response | Awaiting Response | Sent letter of intent, awaiting response. (See Exhibit W)   |

### ECCA Targeted Grants for Future Submittals

| Granting Organization          | Eligible Yes/No | Date Applied                             | Status | Outcome | Notes   |
|--------------------------------|-----------------|--|--------|---------|---|
| Great Outdoors Colorado (GoCo) | Yes             | Planning to write if awarded BEST grant. | N/A    | N/A     | They only consider projects that are ready to construct. Waiting to apply until we have the school built. Then we will submit for a turf field.   |
| Daniels Fund                   | Yes             | Planning to write at a later date.       | N/A    | N/A     | Daniels Fund grants for Charter Schools are specifically for operating funds including: materials, staff training and programming/curriculum. For the purposes of BEST grant matching funds, this does not apply to our needs at this time. Per T. Brown, Daniels is not funding capital requests as this time. |
| JJJ Foundation                 | Yes             | Will apply at a later date.              | N/A    | N/A     | Small grants, operational in nature, not for building capital.  |
| Rose Community Foundation      | Yes             | Will apply at a later date.              | N/A    | N/A     | Grants specific to closing the achievement gap. At this time, ECCA does not have a significant enough achievement gap to apply for this grant.  |

### ECCA Grants Submitted and Denied

| Granting Organization   | Eligible Yes/No | Date Applied  | Status   | Outcome         | Notes  |
|-------------------------|-----------------|---------------|----------|-----------------|--|
| Eagle River Foundation  | Yes             | Applied 12/10 | Reviewed | Did not receive | Grant funding for kindergarten outdoor education. We did not receive this grant. (See Exhibit Z) |
| Vail Valley Foundation  | Yes             | Applied 9/09  | Reviewed | Did not receive | We were not awarded this funding for our upper school science laboratory program.                |
| Bravo Colorado          | Yes             | Applied 6/09  | Reviewed | Did not receive | We did not receive funding for musical instruments for our school.                               |
| Bacon Family Foundation | Yes             | Applied 10/10 | Reviewed | Did not receive | We did not receive funding for leveled books for first and second grades.                        |
| Wells Fargo Foundation  | Yes             | Applied 2009  | Reviewed | Did not receive | We did not receive funding for upper school physical education.                                  |

### Potential Funding Sources if ECCA Dramatically Changes Size and Scope of School

| Granting Organization                   | Eligible Yes/No  | Date Applied | Status | Outcome | Notes   |
|---|------------------|--------------|--------|---------|---|
| Charter Schools Development Corporation | Not at this time | N/A          | N/A    | N/A     | This model is not possible with our current size and model, we would need to change our model and our charter in order to be debt tolerant and to be eligible for this fund.                  |
| Community Reinvestment Fund             | Not at this time | N/A          | N/A    | N/A     | This model is not possible with our current size and model, we would need to change our model and our charter in order to be debt tolerant and to be eligible for this fund. (See Exhibit DD) |

### Grants ECCA Researched & Not Eligible

| Granting Organization                 | Eligible Yes/No | Date Applied | Status | Outcome | Notes  |
|---------------------------------------|-----------------|--------------|--------|---------|--|
| El Pomar                              | No              | N/A          | N/A    | N/A     | "The Foundation does not accept grant applications for grant support to: ... primary or secondary schools (K-12). El Pomar will consider, on a limited basis, capital requests from non-publically funded secondary schools."  |
| State Historical Fund                 | No              | N/A          | N/A    | N/A     | Our facility is not a historical building and is therefore not eligible for such funding.  |
| Walton Family Foundation              | No              | N/A          | N/A    | N/A     | "The Foundation focuses its support on 30 urban school districts and Arkansas." In Colorado, WFF only supports Denver Public Schools.  |
| KIPP Foundation                       | No              | N/A          | N/A    | N/A     | Primarily designed for schools in underserved communities.   |
| Local Initiatives Support Corporation | No              | N/A          | N/A    | N/A     | "The Local Initiatives Support Corporation (LISC) is dedicated to helping community residents transform distressed neighborhoods into healthy and sustainable communities of choice and opportunity — good places to work, do business and raise children." We are not located in a distressed neighborhood. |
| NCB Capital Impact Corporation        | No              | N/A          | N/A    | N/A     | The focus is on low income/free and reduced lunch percentages and therefore not a good match for us.   |
| RAZA Development Fund                 | No              | N/A          | N/A    | N/A     | "Raza Development Fund's mission is to create financing solutions that increase opportunities for the Latino community and low-income families in the areas of affordable housing, education and health care." We do not live in or provide services to a primarily Latino community.                        |
| Adolph Coors Foundation               | No              | N/A          | N/A    | N/A     | Does not fund primary or secondary schools.  |



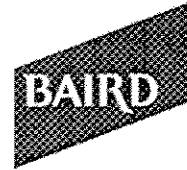
**Grants ECCA Researched and Not Currently Taking Applications**

| Granting Organization               | Eligible Yes/No | Date Applied                     | Status | Outcome | Notes   |
|-------------------------------------|-----------------|----------------------------------|--------|---------|---|
| Energy Impact Grant                 |                 | Not currently taking application | N/A    | N/A     | Grant program is suspended as of August 23, 2010.   |
| Boettcher Foundation                |                 | Not currently taking application |        |         | Not currently taking applications. (See Exhibit X)  |
| Margaret McDonald Boss Living Trust |                 | No longer exists.                | N/A    | N/A     | This foundation no longer exists and the Denver Foundation which manages the donor advised funds does not accept grants from outside the Denver metro area. |

**Grants ECCA Researched, Unsolicited Proposals Not Accepted**

| Granting Organization             | Eligible Yes/No                       | Date Applied | Status | Outcome | Notes   |
|-----------------------------------|---------------------------------------|--------------|--------|---------|---|
| Eli and Edythe Broad Foundation   | Does Not Accept Unsolicited Proposals | N/A          | N/A    | N/A     | "The Broad Foundation does not accept unsolicited proposals."   |
| Annie E. Casey Foundation         | Does Not Accept Unsolicited Proposals | N/A          | N/A    | N/A     | "We do not seek, nor often fund, unsolicited grant applications". We do not feel this is appropriate for us due to the fact that they do not seek unsolicited applications. |
| Bill and Melinda Gates Foundation | Does Not Accept Unsolicited Proposals | N/A          | N/A    | N/A     | Does not accept unsolicited proposals.  |

Robert W. Baird & Co.  
*Western Region Public Finance*  
210 University Blvd., Suite 900  
Denver, CO 80206  
303.270.6330  
303.270.6339 fax



February 1, 2011

Eagle County Charter Academy  
Board of Directors  
PO Box 169  
Wolcott, CO 81655

Board of Directors:

This letter is in response to your request to obtain financing for a new educational facility. We are basing our decision on the current financials and 5 year budget information that you have recently provided to us.

Based upon this information, we unfortunately will not be able to move forward with financing the proposed \$11,000,000 building in the current level market environment. The ability of the school to support the bond payment with the current class size and organizational structure is not sufficient to allow us to sell these bonds unless current market conditions improve.

We would be happy to review this again if the Board elects to change the current structure, modify the proposed facility, and/or if the bond market improves. Please let us know if we can be of further assistance.

Sincerely,

A handwritten signature in cursive script, appearing to read "Brian H. Colon", is written in black ink.

Brian H. Colon  
Managing Director  
Public Finance Group



D.A. Davidson & Co.

member SIPC

January 26, 2011

Rick Boos  
CFO  
Eagle County Charter Academy  
P.O. Box 169  
Wolcott, CO 81655

Dear Mr. Boos,

Re: Bonding

Thank you for letting us evaluate Eagle County Charter Academy as a bonding candidate. This school has a solid reputation and all the people I have met up there are highly motivated and focused on education.

At this time, the Charter School cannot raise money in the municipal bond market. There are several reasons for this including:

1. The current low enrollment base has not reached the threshold to insulate it from downturns in student populations.
2. Liquidity levels for schools of less than 400 students need to be in the neighborhood of 90 days cash on hand. Recent targets for the school's operating reserve are below this.
3. The specialty nature of charter schools as real estate entities in tourism economies creates few replacement tenants if the school goes away. Bond holders are negative to single sector economies.
4. The continuing cut backs in K-12 funding, and
5. The State's yet unresolved budget deficit of 1 billion dollars or more.

We should revisit this when conditions change.

Rick, you know I would bend over backwards to help this school having completed 108 charter school financings in ten states. This is simply not ready for a bond today!

Best regards,

A handwritten signature in cursive script that reads "Russell B. Caldwell".

Russell B. Caldwell  
Senior Vice President

D.A. Davidson & Co. Fixed Income Capital Markets • [www.davidsoncompanies.com/ficm](http://www.davidsoncompanies.com/ficm)  
1600 Broadway, Suite 1100 • Denver, Colorado 80202-4922 • (303) 764-6000 • (800) 942-7557 • Fax (303) 764-5770

D.A. Davidson & Co.  
Member SIPC

## Deborah Warren

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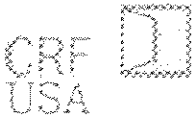
**From:** Kevin Riba [Kevin@crfusa.com]  
**Sent:** Tuesday, February 08, 2011 9:18 AM  
**To:** Deborah Warren  
**Subject:** FW: Eagle County Charter Academy

Deborah

Thank you for your call regarding the expansion and financing of a new facility for your charter school. As we discussed CRF is part of a national charter school financing program. Our focus for these projects focuses heavily on the profitability or the ability of the charter school to consistently build to its net asset position, cover expenses including facility expense by a reasonable factor. This translates to a debt service ability or a coverage ratio. Most lenders would look to a 1.10-1.20 coverage. We also focus heavily on the business plan for the project, projections of student enrollment that can support the new debt. Waiting lists are very important. The last major item is the school's classroom success, is it a top performer? Will it continue to have parent, teacher, local school district and state support?

I wish you great success in your project and would be more than happy to review items as you get further along in your process. Thanks for your interest

Kevin Riba  
Regional Director of Business Development  
Community Reinvestment Fund, USA  
801 Nicollet Mall, Suite 1700W  
Minneapolis, MN 55402  
Direct: 612-305-2059  
Fax: 612-338-3236  
[kevin@crfusa.com](mailto:kevin@crfusa.com)



Community Reinvestment Fund  
801 Nicollet Mall, Suite 1700W  
Minneapolis, MN 55402

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**Rick Boos**  
**Boos Financial Services, Inc.**

671 S. Monroe Way  
Denver, CO 80209  
303-722-5634  
Fax: 303-800-0975

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February 4, 2011

Best Grant Committee:

I am very excited that you are considering a grant for Eagle County Charter Academy. I have been working with the school over the last year in an effort to enhance their financial reporting system and develop a long term financial plan. A major portion of this effort has been to develop a budget that supports a new facility that the charter school desperately needs.

As you can see from the 5 year budget and the matching funds available the school, with the help of the foundation and the District, has been able to accumulate a substantial portion of the required matching funds. Even with the recent downturn in the economy our parents continue to support the program that they all believe in.

Enclosed in this package is a 5 year budget that demonstrates our ability to not only provide the matching funds that are shown in the grant application but also the necessary funding to support and maintain the facility upon construction. The budget presented is designed to be a very conservative budget which will allow flexibility in the future for any unforeseen changes in the budget assumption. We are currently projecting a 6% cut in state funding in FY11/12. We hope that the actual funding will not be reduced this much. The School District is also considering going for a mill levy override this year. This would provide additional operating funds to the school if passed. We have not included any of these funds in our forecast.

Based upon the 5 year budget and the current available resources of the school it is my opinion that the school has sufficient capacity to support the educational facility proposed in the grant application if awarded the Best Grant for the construction of the facility. Feel free to contact me if you have any questions.

Sincerely,

Rick Boos

# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** EAGLE COUNTY CHARTER ACADEMY

**Sort Order #:** 190

**County:** EAGLE

**Applicant Priority #:** 1

**Project Title:** New K-8 School

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

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

The Eagle County Charter Academy (ECCA) is pursuing a new school facility that is symbolic of its hard work, perseverance and success over the last 17 years and that reflects the importance of quality education in our culture. ECCA has one of the oldest charters in Colorado and has grown from a small, rigorously academic middle school housed in the basement of a church in 1994 to a 299 student, John Irwin Award winning, K-8 operation housed in eight temporary modular buildings on an exceptional site.

ECCA's mission centers on developing strong academic fundamentals that can be applied through organizational skills and technology. Our goal is to produce students who are focused on and prepared for the rigors of higher education by stressing the values of camaraderie, growth, integrity, leadership, respect and work. ECCA has endeavored to hire and retain the most qualified teachers available through competitive wages and bonuses, and through enabling individualized curriculum and teaching techniques. Small class size has always been a hallmark of ECCA, more by physical constraint than by design, which makes funding a perennial issue. Parental involvement in the form of volunteer hours is required to help with budget constraints, and fundraising is a constant. A reserve account and enormous number of volunteer hours are a testament to community support of the school, which is extraordinary considering the financial constraints imposed by still-elevated housing prices and a depressed job market on the working people whose children attend the school.

After retiring the debt incurred to purchase our temporary modular classrooms, the rapid deterioration and resulting health, safety and maintenance issues are depleting ECCA's resources. Among ECCA's immediate health and safety issues are: lack of security with 37 entry/exit points within the modulares, absence of a sprinkler system for fire safety, recurring mold, overloading of electrical capacity creating fire hazard, consistent issues in restrooms, lack of nurse station, and failure to meet ADA guidelines. A multitude of other building and program deficiencies also exist: undersized classrooms, no gymnasium or stage, insufficient common room, inferior technology infrastructure and inadequacies in special education, library, science, foreign language and music facilities. Simple modular replacement is not an option that can solve the inherent security risks of 37 entry doors or the inability to observe the grounds from a single vantage point. Simply replacing the units will not provide for an adequate fire suppression system or materials that will endure the rigors of school use patterns or extreme climate weathering. Simply replacing the units will not provide the space for a gymnasium, create an all-school meeting space, prevent snow from falling on widely used walkways or stop those walkways from icing over.

We believe that a new permanent and sustainable facility, holistically conceived under a single roof specific to the ECCA curricula and climatic conditions, oriented for maximum security, efficiency and inspiration, is the next step in our long but consistent development over the years. Toward this goal, ECCA contracted with architects and contractors to develop a specific program and conceptual plan for the future. This design was submitted to the Eagle County School District to be funded as a part of a recent bond election in Eagle County, but after negotiations, ECCA was not included on the bond ballot. The program prepared for a new school has remained the foundation for multiple design concepts that have been explored in efforts to find a way to clear the financial hurdle to permanence. A \$2,000,000 commitment from the school district, aggressive fundraising and the emergence of the BEST grant has re-energized the hopes and dreams of our school community.

## Issue: School Replacement

### Deficiencies Associated with this Issue:

The students, teachers, administrators and parents who make up the Eagle County Charter Academy community are proud of their accomplishments, including the current facility of eight modular buildings, but they are also focused on taking the next step in the inevitable growth cycle by constructing a 21st century facility that is sustainable in every sense of the word. The current temporary modular unit arrangement was one of necessity as it provided an easy way to grow curriculum and services such as kindergarten, the library, art and music in a financially sustainable and incremental way. Unfortunately, schools today face security threats not imagined even a generation ago, turning what was once seen as a financially responsible growth model into a liability that no school can afford. Additionally, the "one size fits all" nature of temporary modular construction has proven unresponsive to the



intensity of use expected in a school and unable to endure the harsh realities of an extreme mountain climate. Designed and produced for repetition, versatility and cost effectiveness, temporary modular units have systemic faults, and the symptoms of systemic failure cause or contribute to health and safety issues within and outside the units. The use of temporary modular units for education limits healthy, mind expanding opportunities of the students by depriving them of adequate, quiet, well conditioned space, as well as natural light and fresh air. Small windows where abundant natural light and views are available are, at the very least, missed opportunities for inspired learning. The ECCA facility impacts the physical well being and health of its occupants because of recurring mold, persistent issues in restrooms, exposure of students to the elements, inconsistent room temperature, moisture and condensation, and poor air quality. Temporary modular unit construction intrinsically creates deficiencies in fire safety due to lack of a sprinkler system, lack of electrical capacity, failure to comply with ADA, overcrowding, adjacencies, lighting and acoustics which negatively impact the health and safety of occupants and contribute to an uninspired environment.

For a detailed description and photos of all ECCA deficiencies, please see Section G. of the ECCA Master Plan. The following is a summary list of our existing conditions at ECCA:

- ECCA has 37 separate entry/exit points without one central hub which poses constant security issues. The entry to the administrative offices is on the interior of the modular campus, and the offices do not have a surveillance vantage point over the parking lot, pick up/drop off area, playgrounds or athletic fields, also posing security risks.
- The entire school is unfenced and immediately accessible to visitors of any type.
- ECCA has no surveillance system, public address system or exterior audio.
- The modular buildings are simple and economical type v construction and not rated for fire resistance. The structures are all separated by at least 25 feet to prevent flame spread from building to building, but within each building the fire issues are of much more concern.
- Our electrical system is overloaded and does not contain the capacity needed to serve our campus posing numerous fire hazards noted by the Fire Chief.
- Interior walls are un-insulated partitions providing plenums for fire to move from electrical outlets and into the roof quickly.
- Interior doors are hollow core, not rated against fire and do not employ automatic closers.
- A suspended ceiling tile grid forms the barrier between occupied space and the roof cavity. Tiles are consistently removed or ajar for technical wiring repairs, art projects and replacement when broken or discolored from leaks. Breaches in the ceiling are dangerous in the event of fire because they allow flames to travel from one room to another without being seen.
- In the event of a fire, there are no fire sprinklers.
- The Fire Marshall is very concerned with the modular layout in that communicating and visually accounting for children in an emergency can be very difficult with multiple buildings, obstructions and places to hide.
- The modular buildings were not constructed specifically for educational use; therefore, power outlets are not always located in strategic and usable places. Extension cords and power strips are common with frequent overloads.
- Extension cords are the number one fire hazard per NFPA. At ECCA, we are forced to use extension cords due to lack of outlets.
- New codes mandate arc fault outlets and tamper proof outlets. Outlets are not compliant within the entire school.
- Mold is a recurring problem in multiple buildings. Substantial expense has been incurred to professionally remediate the mold and also to check annually for mold in all buildings. Foul odors continue to be an issue in certain buildings.
- Without a gymnasium, ECCA students go outdoors regardless of the weather. They arrive at class with wet feet and soggy snow pants and jackets after recess. The saturated clothing is hung to dry, but the moisture evaporated to the buildings is extensive, which causes mold and mildew.
- Walkways between classrooms are difficult to keep clear due to large amounts of snow in our region. They are often icy, slippery and dangerous. Falls and even injuries are not uncommon.
- ECCA is accessed by a public road with an attached sidewalk that runs to the property line and then ends prior to reaching the school. This situation forces students riding or walking to school into the roadway, which carries a minimum of 700 vehicle trips

per day, until they reach the sidewalk system that runs between the modulars on campus.

- The pick-up/drop-off area has limited capacity and requires middle school students to cross through the elementary pick-up lane to get to their rides.
- The pick-up/drop-off area encircles the main parking lot. Visitors departing during morning arrival or dismissal must back their cars into the traffic lanes, creating tense and dangerous moments.
- The pick-up/drop-off lane also doubles as the fire lane/delivery lane and is not separated from the sidewalk or buildings by bollards or other protective measures. Fire lane and traffic signage is non-existent.
- The school utilizes two parking areas, one of which is road base and unlit. Staff does not like to use the unfinished lot because many arrive and depart in the dark during the short days of winter and do not feel safe without lighting.
- When the buildings were originally placed, they were ADA compliant, but ECCA is now deficient. The saturated soil from snowfall allows for differential movement of the buildings and surrounds. The movement is evidenced by the 2"-4" "steps" leading from the walkways to the entrances to the buildings. Efforts to level the buildings are employed each year, but too much work can stress the structural systems.
- Certain sections of sidewalk have heaved and settled enough to create vertical separations of more than an inch in relation to the rest of the walk. For some time, efforts were made to ramp these areas until there was a realization that ramps were being created to doors without a landing area. Significant expense would be incurred to maintain ADA compliance.
- The effective life span of our modular buildings has been determined to be between 12 and 15 years. The older structures on campus have reached the 15 year mark and, only three years after retiring the debt, the cost to maintain at current levels is detracting from our educational budget and unsustainable.
- There is not adequate space in any of the buildings for all school gatherings. These events are typically held at other schools in the area. Moving 299 students, 36 staff, and hundreds of parents to another facility is both inconvenient for the other facility whose parking and space is typically overwhelmed, and unsafe for our walking children...especially in winter without a sidewalk. It typically takes the better part of a day of valuable educational time to coordinate and orchestrate an all-school move for a simple speech, performance or award ceremony.
- All eight ECCA modular buildings are fitted with 45 mil EPDM roofs. The roofs are original and have exceeded the warranty period. The number of roof patches exceeds 500, and the roofs are all due for replacement -- a \$450,000 budget impact.
- The condition of the roof is a direct result of our local snow and climatic conditions, the freeze/thaw cycle, ventilation strategies and the amount and type of insulation. Shoveling to prevent buildup and melting also damages the roof. Accumulated snow over 12" blocks the roof vents that circulate air through the attic and, during the very cold months of winter, un-evacuated condensation accumulates in the insulation or on the underside of the roof deck and freezes.
- Roof leaks and melting condensate stain and degrade the acoustical tile and have negative effects on the ceiling trough lighting and the general appearance of the classrooms.
- The interior condensation problem is exacerbated by the fact that students must exit the modular buildings to move from class to class and recess is held outside, even in inclement weather, because of the lack of a gymnasium. The condensation on the interior drywall peels the paint and curls the VCT on the floor at the perimeter wall.
- Each of the 15 HVAC systems in the modular buildings is a simple supply and return forced air system. There is no outside make-up air to provide fresh air; indoor air quality is accomplished by constant opening of the doors.
- The cost of maintaining 15 residential forced air HVAC systems for a single school is prohibitive.
- Because many of the spaces have been reconfigured over the years, many of the heating systems are insufficient in the way they serve the space. Many teachers supplement heat in their classrooms with portable heaters, infamous for overloading already taxed electrical circuits.
- The lack of cooling or make up air on the systems, combined with the low ceilings and small windows makes overheating in spring and fall a problem. Classrooms are cooled by opening the doors and windows. There is a constant battle between teachers, students, administrators and parents as to whether it is safe to leave multiple entrance points open to cool the buildings.

- The windows in all of the modulares have exceeded their expected service life.
- There are holes in the siding of nearly every modular where door handles have been slammed through the siding by a gust of wind. Last year a door knocked a student down and bloodied his nose when it was blown open.
- Exterior doors are equipped with automatic closers; however, they are of low quality and break often. Due to differential settlement, 10-12 doors each year require re-hanging, shaving or replacement to keep them working. In many cases the buildings move to a degree where doors are jammed shut or open.
- Deflection criteria used by engineers on the floor joists of temporary modular buildings are intended for light use and cost effectiveness. When used as a classroom, the deficient joists enable excessive bounce under rhythmic loading conditions imparted by active children involved in daily school activities.
- The sanitary conditions of the bathrooms are of special concern. The bathroom floors are VCT and the walls FRP. Bathroom plumbing fixtures are residential quality and do not perform over time as do commercial fixtures. At least twice a week, teachers in each modular are forced to plunge a clogged toilet which takes valuable time from planning or the classroom. The count of fixtures in the bathrooms is deficient in many modulares; therefore, use of individual fixtures is excessive.
- Ventilation in the bathrooms is accomplished by simple residential switched bath fans. Custodial services mop the floors in these spaces at least once a day. The constant moisture in the rooms degrades the glue on the VCT tiles and requires constant attention. Bathroom floors have been replaced more than once but continue to smell. VCT over plywood floors is simply not a sustainable solution for bathrooms in scholastic settings.
- The cabling that links the alert and phone system between buildings was housed in conduit, which has cracked and broken with settlement, exposing wires to the elements. There is some evidence that rodents have penetrated the conduit and chewed some of the wires, resulting in connection issues.
- Most active boards are mounted on the thin partitions between classrooms and, when doors are slammed or rambunctious teens bump the walls or jump on the floors, the boards are thrown out of calibration. Recalibration takes valuable time from teacher planning and the classroom.
- Uneven outside walkways between buildings take their toll on the laptop cart and the computers being transported. During inclement weather, the risk of moving the cart is too great, so the teacher finds another lesson.
- A server room near the school's computer lab is the hub for the entire school network. The room is 5 x 5 feet in size and, after losing a server in the summer before last due to overheating, the room was upgraded with a Home Depot residential wall air conditioner. The solution is currently working but contributes to higher energy and maintenance costs.
- Cabling is constantly being replaced, upgraded and rerouted through the outdoor conduits and attic spaces above classrooms requiring expensive technicians. ECCA is unable to efficiently deliver remote learning initiatives with existing bandwidth. Numerous gifted and talented students, as well as special education students, could benefit from educational opportunities and exposure outside of ECCA's community.
- Dedicated circuits for sensitive electronics are not available. Expensive power conditioning and battery backup for each piece of equipment is required, not to mention constant maintenance and replacement of those items.
- ECCA's campus does not contain a gymnasium. All recess and physical education is conducted outside, even in inclement weather.
- A small room adjacent to the library that doubles as a music room is available for physical education on the coldest of days. Activities are limited to yoga and other quiet methods of exercise.
- ECCA's campus does not contain a nurse's station. A couch in the administrative office serves as a wait station for sick kids to be collected by their parents. The same couch is used by anyone waiting to speak to an administrator. The couch is occupied almost every hour of the day. A box on the wall in the office contains limited medical supplies.
- ECCA is known for its science program statewide, advancing many children to the state science fair for 17 straight years with many top finishes. ECCA has never had the use of lab tables in the classrooms.
- The science labs are deficient in chemical storage and do not deliver gas, water and electricity for student experiments. As the buildings degrade, keeping students motivated to perform and show pride in their school becomes more and more difficult.

- 18 of 23 classrooms are undersized by CDE guidelines for the number of student and teacher occupants.

- The school library is 658 square feet and does not have space to offer computer workstations for web-based research. The square footage is insufficient to house all of the volumes necessary for the students, and bookshelves are dispersed throughout the campus in classrooms. Middle school students do not use the library simply because they are too big to fit at the small tables in small chairs.

- Foreign language is taught via a cart in which the teacher travels along the walkways from classroom to classroom even in inclement weather. The Spanish teacher does not have a classroom.

Buildings and their presence, quality, and authenticity are symbols of what they contain and signs of what we as their creators project as important. Our children and their education are our most important assets for the future and worthy of high quality, high performance and enduring facilities. Studies have shown the condition of the facility translates to respect and appreciation for the institution by the students -- critical toward our mission of creating lifelong learners.

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

As a remedy to and solution for its currently deteriorating temporary modular campus, ECCA is pursuing the BEST grant to construct on its current site a safe, secure, sustainable facility that protects all occupants against life safety and health threats, built in conformance with all applicable local, state and federal law and regulations.

#### **WHY NOT REHABILITATE?**

ECCA's original modular units were purchased in 1996, and common depreciation, manufacturer's literature, the State's Final School Assessment Report, rate the effective life span of like buildings to fall between 12 and 15 years. The older structures on campus have reached the 15 year mark and, only three years after retiring the debt, the cost to maintain the facility at current levels is detracting from our educational budget. The CDE Final School Assessment Report completed in 2010 indicates the average remaining life span of structures within the entire ECCA campus to now be four years -- not long when design and construction of a replacement is considered.

The CDE Final School Assessment Report shows that the Suitability Budget plus the Condition Budget is a total of \$7,191,491, which exceeds the replacement budget (to replace the same square footage) of \$6,474,355.00. As the life span of the facilities decrease, the maintenance costs increase, but purchasing new modular units only replaces rising maintenance costs with higher debt service and does not remedy the underlying systemic or safety and security issues. Without a permanent solution to the facilities at ECCA, our focus and resources will continue to be distracted from our core objective: education.

#### **SITE**

The current ECCA site is exceptional -- it is the existence and arrangement of the temporary modular units upon it that creates security and safety issues. With the correct location and orientation, a new facility solves all current security and safety issues. Because we are proposing to design and construct the facility on the existing soccer field, the topography of the site is conveniently already flat, a rarity in our mountain community. Many of the recommended landscaping strategies have already been employed on the site to some degree, and all of the utilities are currently in place. The site, with a properly designed facility, can provide unparalleled southern exposure and dramatic views.

#### **SECURITY**

With the location of the building on the existing soccer field, a clear view of all activity at ECCA will be available. Placing the administration at the entrance of the school and controlling access through a single door will allow for all visitors to be easily monitored. Designing the gymnasium/stage/cafeteria/music area together in a way that will allow after school activities to function without access to the rest of the school will ensure the security of those working late as well as the security of valuable items that may be locked away.

#### **SAFETY**

The expansion of our current pick-up/drop-off location will allow all children to access vehicles from the curb. Parking will be reconfigured so that cars do not need to back into pedestrian traffic, and adequate lighting will be provided. Sidewalks will be detached from the curb and extend to the main entrance of the school. Lighting bollards can be deployed to form a barrier between vehicular traffic and children awaiting pick-up and the building itself. A separate delivery area will be designed.

#### **FACILITY**

Designing a facility durable enough to withstand the punishment of school occupancy, respond to the unique educational curricula

of ECCA and, not only endure the harshness of our extreme climatologic elements, but harness them to heat, power and inspire is the next step in our evolution. ECCA is committed to sustainability in every sense of the word, holistically imagining a facility that can tread lightly on our fragile environment while fixing energy budgets far into the future.

Our design-build team has studied and recommended a design that will address sustainability, cost and a unique program suitable for the type of inspired learning ECCA seeks to provide. Below are the principal building blocks from which the design team will ultimately sculpt a building should we be fortunate enough for a BEST grant to be awarded and funded.

- **Space Efficiency:** ECCA is dedicated to building more for less. We aim to build an energy efficient, 21st century school in 45,000 square feet. We can do this through very efficient circulation, correct adjacencies and flexible space that can be used for more than one programmatic element as well as careful study of space utilization numbers that may allow modified class schedules to provide for the highest levels of use in every space. Elements like the Library Media Research Center, administrative waiting rooms, reading and special education offices can all be combined in multi-use space that shares circulation without disturbing adjacent uses. The Gymnasium/Stage/Cafeteria/Kitchen/Music elements can also be combined to share overlapping space in the most efficient way possible.

- **Energy Efficiency:** Just as important as space efficiency, energy efficiency can help us to conserve our planet's resources and to contain our operating budget. ECCA has partnered with the Governor's Energy Office (GEO) for engineering consulting services toward constructing high efficiency buildings. The consulting engineers have worked closely with the facilities committee, design team, ECCA board of directors and grant writing committee in developing sustainable strategies most suitable for our specific site, environment and program.

- **Passive Solar Heating:** The ECCA site provides for a long E-W building that orients over 50% of the usable space to perfect southern exposure. South facing glazing in combination with insulating shades will allow for passive supplemental heating. Appropriately sized overhangs and shading devices will be employed to prevent overheating in warmer months. Careful programming of the space will locate computer labs, science labs and art classrooms on the northern side of the building where smaller, more insulated glazing can be used. High mass wall and floor systems with sufficient insulation will absorb passive solar and live load heat for release during the evening heating hours. The slope of the proposed site will allow a significant portion of the north elevations to be earth sheltered, or at a minimum, protected from the north wind with earth berms and dense landscaping.

- **Day lighting & Efficient Lighting:** Sufficient day lighting to eliminate the need to use interior light sources has been identified as a design goal for a majority of the public and classroom spaces. As mentioned above, the orientation of the building allows over 50% of the building direct access to southern light. Computer labs, science labs and art classrooms are located on the northern side of the building where more controlled task lighting or diffuse northern light is required. If needed, solatubes will be considered to introduce a controlled source of daylight, maximizing the benefits of natural light while minimizing energy use. This goal, combined with the use of high efficiency lighting fixtures, task lighting, and occupancy sensors should significantly reduce the building's electrical demand and eliminate the need for artificial cooling.

- **Photovoltaics:** An active solar array is planned to produce enough electrical energy to offset the school's estimated yearly electrical needs. The electricity generated would be tied into the utility's electrical grid to allow for energy exchange credits and avert the need for batteries. ECCA views a photovoltaic system as a critical strategy to fix its long term energy costs and contribute to both the economic and environmental sustainability of the school.

- **Solar Hot Water:** An array of solar hot water panels is planned to supplement the school's hot water needs. Solar hot water can not only assist with, or deliver completely, the potable hot water needs of the school, but can supplement hydronic heating on the sunny but cold days common in the Rockies. Our incredible southern exposure makes this technology feasible and easily implemented.

- **Natural Cooling:** The long E-W axis of the building on a single story easily allows for the use of natural convection or stack effect to drive heat rejection from the building. Tall clerestory spaces with operable windows at top and bottom can easily engage the effect, allowing warmer air to collect and exit the high windows and cooler air to enter into the building from the occupied ground level. The building's orientation with high windows on the leeward side of the prevailing winds can increase the effect by encouraging the Venturi and Bernoulli effects within the system. High volume, low speed fans in the larger spaces will be explored for the purposes of accelerating these natural processes in cooling situations and de-stratifying air in heating situations. Computerized operation of the windows, tied to the thermostats and mechanical control systems, will be explored to maximize the efficiencies of both natural and mechanical systems for an ultimately sustainable solution.

- **Building Envelope Efficiency:** Infiltration is at least as important to high performance as insulation, if not more important, especially when natural systems are used. Tight, high quality, well-detailed exterior wall, floor and roof systems, like those envisioned for the building, are critical to minimizing unwanted and uncontrolled infiltration. The use of high quality and "right

sized” insulation, along with proper detailing, is also critical to high performance. In fact, a high mass system without proper size and location of insulation can work in opposition to its intended purpose. An efficient roof in the high country is not just an insulated one -- it must be designed to defend against ice dams in order to minimize maintenance and maximize life span. Depending on the ultimate system detailed, code minimum insulation may not be enough.

## WATER MANAGEMENT

Located within the western slope, ECCA is aware of the importance of water conservation. The new school facility would be designed and constructed with a goal of maximizing the efficiency of its water use. ECCA plans to use water efficient fixtures and equipment. In addition, our landscaping would incorporate native planting to reduce watering needs. These straightforward measures would provide a significant savings in water use.

## MATERIALS AND CONSTRUCTION SYSTEMS

The materials and construction methods selected for this project require careful consideration. As the building design unfolds, these factors should shape the decisions that the selected design team makes. Brief overviews of the considerations are as follows:

- **Durability and Maintenance:** One of ECCA’s top concerns is building a durable and low maintenance facility. It is fundamentally important to the longevity and sustainability of our school. This is why we would recommend such materials as sealed concrete for many of the floor surfaces, natural stone and brick on wall surfaces and metal roofing for all sloped roof surfaces.
- **Local Materials:** The use of local materials is essential. Materials that originate from the Rocky Mountain region possess a contextual and climactic appropriateness that has been proven over time. The use of local materials will save on cost and energy consumption due to less transportation. Some of the possible materials we have identified are stone, brick, beetle-kill pine, concrete and gypsum board. This all-encompassing approach will lessen the energy required to build the new school facility.
- **Recycled Materials:** The thoughtful selection of recycled materials inevitably leads to greater recycling practices that lead to less waste, less manufacturing and less mining or raw material harvesting. One of our goals is to reduce the school’s footprint on the larger environment.
- **Rapidly Renewable:** The concept of using only that which can be reproduced is at some level the very meaning of sustainability. It also means that you are not using products that rely on the consumption of irreplaceable finite resources, such as petroleum and old growth forests. This is why we would intend to meet or exceed the LEED requirements towards the use of such materials.
- **Construction Measures:** Through appropriate planning and execution, the construction team would have an opportunity to limit waste, pollution and site disturbance. These elements take place on a traditionally executed construction project. The selected construction team would work diligently to target LEED’s Gold certification. ECCA intends to encourage the selected construction manager to use local labor sources. This would reduce commuting and improve the product through the use of local construction knowledge.
- **Landscaping Issues:** Our location necessitates that landscaping be native and drought tolerant. Placement of deciduous trees on the south side of the building would shade it in the summer and allow needed sunlight in the winter when the leaves fall. Placement of coniferous trees on the north and west side of the building would block and redirect northern and prevailing western winds away from the building. A water quality pond on site would filter onsite storm water prior to its entering the regional system. For water conservation purposes, we would recommend replacing turf with native grasses wherever practical. Well-designed landscaping in conjunction with paved surfaces and the building itself will reduce “heat island” effects.

In conclusion, ECCA is submitting this application on behalf of the students, parents, teachers and administrators requesting assistance in our endeavor to take the next step in our evolution by constructing a single school building that is sustainable in every sense of the word --- a high performance building symbolic of the achievements of our students and teachers that can match our vision of the future. We believe that buildings and their presence, quality, and authenticity are symbols of what they contain and signs of what we as their creators project as important. Our children, as molded by the education they receive, are our most important assets for the future and worthy of high quality, high performance and enduring facilities.

### **How Urgent is this Project:**

The ECCA Board of Directors, with input from the Greater Eagle Fire Protection Agency, has agreed that those facility deficiencies that rise to a level where safety or health is compromised should be considered immediate or within facilities which have already failed. Time will not make our facilities fail more but only increases the probability that a tragic event may result. We cannot fix the situation fast enough.

Serious security and life safety deficiencies have been illustrated throughout the application, Master Plan and Parsons report,



including basic necessities like sidewalks that do not extend onto the school's property, poor sight lines from the administration, multiple (37), unsupervised entry/exit points, and hazardous walkway conditions. Serious health/safety deficiencies within and around ECCA's buildings are numerous and include recurring mold, ADA and building code problems, lack of electrical capacity, differential settlement and unpleasant restroom conditions.

☒ECCA is at a defining moment in its existence when decisions as to how to approach the future are upon us. Our modular units are quickly deteriorating and absorbing more and more of our time and money. The original modular units for the school were purchased 15 years ago and need replacement now.

☒Compounding the dilemma is the \$2,000,000 appropriation from the Eagle County School District. This money was set aside for the construction of a common building, gymnasium or grant matching funds for a larger project that includes a common room, auditorium or gymnasium. These funds must be spent by June 30, 2015. After production of various designs and pricing exercises, the gymnasium/common building was determined to cost significantly more than the amount committed by the School District, which means additional debt service, maintenance and utility costs for ECCA without a means for ECCA to increase its revenue. ECCA's current classrooms are already undersized; therefore, ECCA has no means to fund the additional costs from a new building within the confines of the current school configuration. It is the opinion of the ECCA Board that directing resources into the gymnasium/common building without a solution for financing the replacement of the modular units would not be prudent.

☒At this crossroads, ECCA has two available paths to the future. Down one road lie the opportunities presented by the BEST grant to remedy all deficiencies, to fix maintenance and utility costs far into the future, to provide inspired spaces in which to learn, and to create a sustainable structure that is symbolic of our achievements and the position of education in our culture. Down the other road lies a roundabout which causes us to deploy our resources on systematically replacing our modular units with newer models, taxing our finances, and enduring continued exposure to life safety and security threats, only to end up back at this point in 12 to 15 years. Whichever path ECCA finds itself on, waiting is not an option.

**What is the Cost Associated with this Issue:** \$11,657,459.00

**How Does this Project Conform with the Construction Guidelines:**

☒The Capital Construction Assistance Board has established the Colorado Public School Facility Construction Guidelines (the "Guidelines") in order to assess and prioritize public school capital needs. ECCA fully intends to comply with the Guidelines in the construction of a new school to replace its current campus of temporary modular buildings. The school, to be constructed by ECCA on its existing site, is sought in order to remedy life safety and health threats that exist in our current school buildings and on our campus. The proposed facility can be constructed without interruption of the students' school year. The Budget submitted with this application contemplates full compliance with the Guidelines and includes costs in order to assure such compliance, not only in the arena of health and safety, but in all other aspects as well. Additionally, ECCA intends to comply with all other applicable local, state and federal laws and regulations. The Budget for ECCA's potential new school Project contemplates the use of an owner's representative, an architect with experience in high performance school buildings and a full team of consulting engineers, including traditional mechanical, electrical, plumbing and structural engineers as well as an LEED consulting engineer. The owner's representative will coordinate with district facility managers and current school and community stakeholders in refining the design and implementation through construction. ECCA has performed an Energy Star analysis through Beaudin Ganze Engineering, Inc. on its existing facility and has used it in programming costs for the future. Performance specifications and contracting will be an important part of balancing the energy savings goals set forth by the partnership with the Governor's Energy Office and the cost constraints inherent in any budget. A full commissioning at the close of the Project should ensure that all systems are operating as they should, demonstrate the success of the strategies employed to maintain energy costs and meet the requirements of LEED Gold certification. A complete, line-by-line analysis of compliance with Guidelines is available in the ECCA Master Plan, Section I. The following is a synopsis of how ECCA's project would conform to the Guidelines.

**SAFE AND HEALTHY FACILITIES**

☒ECCA seeks a school under one roof to replace its scattered modular layout. To remedy our primary safety deficiency, the proposed facility will be located such that the grounds, including the parking/drop-off area, playgrounds and play fields will be monitored from a single vantage point: the administrative offices. The facility will be designed to include a single main entrance and proper directional signage. A vestibule is programmed to mitigate conditioned air loss to the exterior and provide a space for wet clothes and shoes to be brushed off before tracking through the main building. The main entrance walking traffic is designed to flow past the main office area and be visibly monitored from the office directly. All other exterior entrances will be lockable for controlled access. Interior classroom doors will have locking hardware for lock downs and will have code compliant door vision glass that allows line of sight into the corridors during emergencies. ECCA plans to utilize the most current technology for security and access purposes. ECCA envisions an intercom/phone system with communication devices located in all classrooms and throughout the school to provide efficient inter-school communications and also to allow communication with local fire, police and medical agencies during emergency situations.

☒ Another safety deficiency for ECCA is the current driveway configuration which causes Middle School students to cross a lane of traffic for pick-up. Additionally, cars must back out of parking spaces into circulating traffic. Our schematic design for this proposal sustainably expands the same configuration but allows for additional curb space where Middle School students can load directly without having to cross lanes. The pick-up/drop-off curb is envisioned to be lined with protective light bollards to provide low level trip lighting and barrier protection of the students from motorists. The visual and physical separation of student waiting areas from traffic areas will be a huge improvement to the currently exposed condition without wastefully demolishing the existing vehicular drives. The new design separates parking areas from the one way pick-up and drop-off areas and creates separate and properly lit, asphalt parking lots with designated employee and volunteer spaces. In the new plan, building service loading areas and docks are independent from other traffic and pedestrian crosswalks: they are proposed in a separate area behind the school. The Greater Eagle Fire Protection District fire marshal has reviewed our schematic layouts and has preliminarily designated a fire lane. ECCA will provide signage for this and any other area the fire marshal deems necessary and important for fire protection service to the school. With respect to pedestrian access to the school, there is currently a 5 foot back of curb off-site sidewalk that this proposal contemplates as being enlarged to 8 feet and moved back from the curb 5 feet to be in compliance with the Guidelines and also to make the site ADA accessible. With the snow and ice common in our local climate, it is especially dangerous for children to walk so close to the roadway. The enlargement of the drop-off configuration in concert with the planned separation of the parking areas allows for wider sidewalks to accommodate on-site walkers and bikers who would be separated further from the back of curb and motorists. ADA compliant curbs and crosswalks are planned between the parking areas and the school entrance; on-site traffic crossing will not be necessary for walkers and bikers under the proposed configuration. Because bicycling is a large part of the local fitness mentality, facilities currently address bicycle parking, and the new plan slightly expands this area.

☒ An emergency care room is a programmatic element that ECCA does not currently have but finds itself in great need of. This room has been programmed to have a dedicated bathroom, cot, and a locking cabinet for prescription and over the counter medications as well as first aid supplies.

☒ Within our proposed high performance building, ECCA has programmed for two science laboratories and an art studio which would contain approved storage containers for the storage of toxic and hazardous paints or chemicals for use in the classroom. The containers will be designed in ventilated, locked, fire resistive areas or cabinets. Fire blankets and extinguishers will be provided in easily accessible areas of the labs and studios. An easily accessible eyewash fountain/shower along with an independent hand washing sink will be provided in the laboratory rooms. Cleaning supplies, paints, fertilizer, pesticides and other chemicals required to maintain the school will be stored in approved containers and located in a ventilated, lockable and fire resistive room.

#### LEARNING ENVIRONMENT CONDUCIVE TO PERFORMANCE EXCELLENCE

☒ ECCA is committed to designing an exciting learning environment with appropriate teaching and administrative support areas. Classrooms, common rooms and administrative offices will be located on the south side of the building where views and daylight serve to motivate and inspire. Well-designed, task-oriented artificial lighting will be designed to supplement daylighting when necessary. Acoustical materials will be utilized to reduce ambient noise levels, minimize transfer of noise between classrooms, corridors and other learning areas, and create a learning environment that focuses the students' attention. Where spaces are shared between Elementary and Middle School students, they will be scaled for teenage occupancy.

☒ ECCA has programmed two (2) kindergarten classrooms with dedicated bathrooms at a total of 1,000 square feet each. These classrooms are programmed with movable partitions to facilitate the joining of the spaces for common play activities and the incremental division of the space for smaller reading activities. ECCA has programmed two 450 square foot study rooms near the special education offices. These rooms are adjacent to the library and visible from the administration. Considered "flex" space, the two rooms can be used for independent study, special group projects and flooding when not in use by special education teachers or reading specialist. These rooms are centrally located and will be shared with the Middle School.

☒ Classrooms are designed at 665 square feet to accommodate up to 19 students (19 x 35 square feet = 665) in the Elementary School, and 608 square feet to accommodate up to 19 students (19 x 32 = 608) in the Middle School. Ceilings in classrooms are envisioned as sloped with a low point not less than 9 feet. The classrooms are rectangular in shape with the long axis 1.33 times longer than the short axis. The ceilings are sloped to allow rising warm air to draw fresh air in to the structure. Cabinetry and storage closets are planned to meet the needs of each teacher's curriculum. ECCA currently has electronic white boards for every classroom and plans on moving them to the new structure. Upgraded technology infrastructure and bandwidth will allow our existing technology to be used to its full capacity. ECCA has programmed a music room adjacent to the gym and stage necessarily with high ceilings and acoustical wall coverings. A large lockable storage closet for expensive instruments is conceived nearby or within the room. An art room with ample storage cabinets and counter sinks is programmed on the north side of the building to take advantage of the even north light popular with artists. The finish materials are envisioned as smooth, cleanable and nonabsorbent. The art room may contain a kiln.

☒ ECCA is committed to 21st century learning, and education, computers and software are a part of achieving this goal. ECCA has programmed two full computer labs, one for the Elementary students and the other for the Middle School students, located on the

north side of the building as darker, non-glare spaces are recommended for computer use. Additionally, ECCA's current laptop cart strategy will continue to be deployed for grades five and six in order to bring the technology to every class and every student in every day curriculum. The seventh and eighth grade students currently participate in the ECCA laptop program whereby each student is granted the use of a laptop for the school year.

ECCA's curriculum currently meets or exceeds State model content standards as well as Cap4K and NCLB. ECCA's current curriculum and mission embrace 21st Century Learning, but the site and current facility lack sufficient bandwidth for more advanced levels of information transport and delivery. With a new facility, individual learning and remote classroom instruction would be enhanced and enable connections to the Colorado institutions of higher education distant learning networks "internet two," with technology embedded into school facilities. Key components of the ECCA facility, servers, admin computers, computer lab, phone system, etc. will be serviced by dedicated electrical circuits; all to meet requirements of state and local codes. These circuits will have a centralized battery back-up to protect from data loss and allow business continuity with emergency power backup. Off-site data storage strategies are currently employed and would continue with a new facility.

☐A library/multimedia research center has been programmed at the heart of the school, acting as the nexus from which the Elementary School, the Middle School and the administration/entry branch. The library/multimedia center is a flexible space for students, staff, community and parents to meet, read, write and draw. The space is envisioned to have high ceilings with exposed building structure and materials, large windows with views of the mountains and perfect southern exposure for half of the space. The library/multimedia research center will also have audio/visual capacity for larger gatherings where window shades will be incorporated to accommodate presentations that require a dark environment. ECCA envisions a rectilinear "alcove" of the center on the north side of the building without windows to contain research and distance learning equipment. This room will be a part of, but physically and acoustically isolated from the library space. This "alcove" can also "flex" to be used as the computer research portion of the library. The expansion of bandwidth will allow these spaces to reach their full potential. A wireless network is envisioned for the entire school. There will be at least two 20-amp electrical circuits on dedicated breakers for the interactive distance learning video equipment.

☐Science is one of ECCA's strongest subjects, with ECCA sending 4 of the 12 Middle School students from our area who advanced to the state science fair in 2010. ECCA consistently excels at all levels of science fair competition every year. Two state of the art science labs are envisioned at our school, complete with teaching demonstration table, emergency shower/eyewash, wet student work stations and adequate instrumentation. Middle School science classes at ECCA already focus on the basics of mass, heat loss and gain, transparency and translucency, and the heat effects of different wavelengths of light. A three dimensional example of how this knowledge is applied to our everyday lives will be an important part of the science mission at the school.

☐ECCA does not provide food service and does not envision a commercial kitchen as a part of the Project. ECCA will continue to have a service kitchen as a part of a multipurpose space containing a lunch room, similar to a residential kitchen for heating, serving and clean-up activities. Because this space is programmed to service both the Elementary and the Middle School, it will be occupied a large part of the day and will be isolated from the library/multimedia center, administration and classrooms to keep disturbance to a minimum. The space is envisioned as flex space shared with the gymnasium, stage and music rooms. A stage for school productions will be included. The stage will be supplemented with basic theatrical lighting and sound systems. It is anticipated that this "cafetorium" section of the building will be close to the parking area and "lock-off" from the classroom areas. This will enable these spaces to be easily used by the community for after-school homework and music programs, outreach as well as athletics. Programmed for Middle School use, it will contain a basketball court with dividing curtain to divide the court into two smaller courts, volleyball sleeves and standards, safety wall wainscoting and fiberglass adjustable basketball backstops as well as a scoreboard and bleachers. An important part of the ECCA lower school experience is the "Hawk" character award ceremony. This ceremony happens each trimester and attracts every student and parent in the lower school. The gymnasium bleachers have been sized to seat the entire student and parent population oriented to the stage for this type of event. Minimal window shading will be required to facilitate the large audio/visual presentations typical at the award ceremonies.

☐ECCA's current site is well-suited for the play and sports areas recommended for Elementary and Middle School education. Existing playground equipment is age appropriate and will be relocated as part of the Project. The site currently contains a U-12 soccer field that will be relocated to the site of the current modulares following construction. ECCA students participate in a variety of local soccer teams, and the school would like to continue to provide a field for practice and games. There is a shortage of soccer fields in the community, especially fields with artificial turf that can extend the very short spring and fall seasons into the winter months. ECCA plans to apply for a Great Outdoors Colorado (GOCO) grant for an artificial turf field to service the school and the rest of the community. ECCA has never had a gymnasium or an indoor space large enough for exercise; hence, non-traditional physical activities have always been a part of the school and will continue to be. However, a gymnasium is planned for the proposed school so that students will have more exercise opportunities on campus. The objectives of the play areas include: reducing discipline issues on school grounds, providing better physical education and resources for outdoor classroom projects, establishing a gathering place for neighborhood families, and strengthening community-school partnerships.

## ENERGY EFFICIENT PERFORMANCE STANDARDS

Sound structural foundations, floors, walls and roof systems are not taken for granted by those who have existed without them for so long. Our local snow and wind conditions put a premium on important design considerations, from orientation and massing to sizing of structure and transparency of glazing. High country roofs present the biggest of challenges. The accumulation of ice and snow, the freeze/thaw cycle, and the realities of roof ice dams make roof selection and construction one of the most important design specifications in the Project. ECCA envisions a combination of low slope and steep slope roofs (standing seam and TPO) to take advantage of passive and active solar opportunities, natural ventilation and views. ECCA contemplates the primary delivery methods for heating, cooling, and lighting to be natural and sustainable, with mechanical or artificial systems available only to supplement at night or when extreme conditions warrant. High performance systems and holistic thinking will be critical to realizing this vision. Higher operating costs result in sacrificed educational opportunities. In a new building, it is the highest priority of ECCA that long-term thinking for energy use and durability for decreased maintenance provide for a financially sustainable future. The school has partnered with the Governor's Energy Office and has received and programmed into our Project preliminary High Performance Design information from partner engineers and architects. All recommendations received from the Governor's Energy Office partnership, including those made by Ambient Energy and the Energy Star report, have been incorporated in the design and Budget for the new school. It is the informed goal of ECCA to maintain current usage patterns on the site while growing the square footage by nearly double. Careful selection of water saving fixtures, a turf field, and reuse of existing detention facilities are important parts of achieving the goal. A permanent solution to detention and water quality treatment will be a significant upgrade.

ECCA's current site allows for a long East/West axis building where over 50% of the square footage has exposure to south facing glass. This orientation has obvious benefits for lighting and heating but also will serve to mitigate the proximity to I-70. By placing the long building parallel with the highway to the north and in front of an earthen berm with an 8' wildlife fence, a barrier is formed that can diminish acoustical, climatic and security concerns. On the south side, day-lighting strategies in the classrooms go hand in hand with passive solar strategies, as do lighting control systems that can operate window shades for optimal lighting and heating conditions. Occupancy sensors are compatible with lighting automation and are an important part of mitigating energy use. Site lighting will necessarily have to comply with local dark sky codes where landscape lighting is minimized and light trespass is closely monitored. Energy saving LED fixtures can last for many decades and be dimmed to appropriate light levels in the community.

Based on Governor's Energy Office recommendations, the proposed ECCA plan locates heat and light sensitive programs (compute labs, science labs and audio/visual rooms, as well as the gymnasium and mechanical rooms) to the northern side of the building so that heat is retained where it is needed most. ECCA's proposal to construct a new school envisions a state of the art, staged, high efficiency boiler system with hydronic baseboard or radiant slab delivery system, as recommended by Ambient Energy (partnered through the Governor's Energy Office). These systems are efficient with high mass construction techniques and are also easily zoned. Automated and linked thermostats with proper control modules can adjust boiler temperature to outside conditions for super efficient heating. More advanced systems can link thermostats with shading devices, occupancy sensors and setback times, as well as active solar technology. Such systems are expensive but will be explored on a cost/benefit basis once quantities and sizes are known. Roof overhangs and solar shading devices will be required to reject heat in the warmer months. Because of our high altitude climate, cooling will not be required in the building. The use of active solar and solar water heating technologies are an important part of creating fixed utility and maintenance costs for ECCA. These strategies are also energy efficient and renewable. The use of pitched roofs, operable clerestory windows, and appropriate shading devices will allow for cool air to circulate through the school and cause heat to be dissipated in the warmer, unoccupied months. Tight building envelopes are essential when mechanical systems are not used to ventilate spaces. Specifying proper insulation, sealants and sheeting will be vital to the success of the building as will close observation during construction. R-19 is the minimum wall insulation, while high country roofs can require super-insulative R values of 60+ in order to mitigate ice dam build up and roof damage. A careful study by a materials engineer is budgeted to size the insulation and assemblies to our extreme climate. ECCA's current Reduce, Reuse, Recycle policy in pursuit of zero waste includes interdisciplinary teaching on the subject with recycle bins in each building, scrap paper bins, and monthly printer, battery and CRT collection for recycling. Our current modulars will be sold if possible and "reused" by a potential purchaser. Much of the furniture and all of the technology will be reused in the new facility. New construction presents a learning opportunity for the students and the contractor. ECCA envisions a project of very little waste, where packaging is recycled, and demolition is unnecessary.

ECCA's facilities committee, made up of architects, engineers, and contractors will be trained for preventative maintenance tasks for all building systems. Regularly scheduled inspections will be performed to determine that systems are functioning as designed. Maintenance programs will be developed and implemented to keep equipment and materials functioning as intended, extend life of equipment and reduce operational costs.

ECCA has approached its facility programming and decision making with an emphasis on holistic thinking. It is fundamentally important to the longevity of the building and hence the sustainability of the school that the selected materials and systems possess a combined lifespan that will enable the school to service the community well past the generation of students that is currently in the school. This is why we are exploring the use of such durable materials as polished concrete for many of the floor

surfaces, local stone and brick for exterior walls and metal roofing for all sloped roof surfaces and some exterior wall application. ECCA views the longevity of the structure as a byproduct of such materials -- passive and sustainable solutions for energy use and climate-specific, high performance building systems that include simple concepts for upgrading technology and its delivery system. Constructed correctly, the design envisioned should remain relevant for as long as Coloradoans continue to educate their children in classrooms and be sustainable far beyond that.

After 15 years of use, our existing temporary modular buildings are exhausted, and yearly maintenance costs are beginning to exceed debt service costs on new temporary modular facilities. We view our situation critical whereby decisions for future viability of our facility need to be made now. ECCA seeks to break the cycle of temporary modulars and debt service in favor of a durable and sustainable structure that can reduce our operating costs and allow us to focus our energies on educating our future generations. Our 17 consecutive years of John Irwin Award winning performance have demonstrated that our educational model works and that ECCA is here to stay. Our wait list of 1,149 students shows our viability and ability to grow and cover any unexpected or added expenses. We view ourselves as a good investment and hope others do as well.

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

ECCA has developed both a Maintenance Plan and Capital Replacement Plan for purposes of operating and replacing the major components of the proposed energy efficient school.

#### **ECCA'S MAINTENANCE PLAN**

ECCA's maintenance plan for the proposed new school will be based on best practice of "predictive" maintenance and the goal of avoiding the practice of "breakdown" maintenance. The predictive maintenance plan will include:

- **A Maintenance Schedule:** The plan should extract timelines from manufacturers' maintenance manuals and create schedules for the frequency of preventive maintenance, including dates of occurrence and projected cost.
- **Operations Manuals:** Maintenance and operations manuals containing maintenance procedures for scheduled tasks and descriptions of properly operating systems will be created for each system, component, or product scheduled to be maintained. The manuals will contain repair standards and work order procedures should they be necessary.
- **Commissioning:** After installation, it is important to have professionals verify that building systems/components, as well as their functionality and operations, meet the intent of owners and designers. Final adjustments should be carefully documented and consulted if changes need to be made.
- **Records:** Over time, actual maintenance on the various systems should be accurately tracked including both the date of occurrence and cost. These records will be used to predict the accuracy of future projections and costs.

The key building systems and their integral components that will be part of the plan include, but are not limited to:

- **Heating System:** boilers should be inspected and maintained regularly; performance is to be maximized through proper balancing
- **Air handling equipment:** fans, ductwork, dampers and louvers should be inspected and maintained regularly; performance is to be maximized through proper balancing.
- **Roof System:** Surfaces should be inspected regularly, with proper removal of snow and water; leaks should be repaired upon discovery.
- **Plumbing System:** Sprinkler systems, water fountains, pumps, expansion joints and drains should be regularly inspected.
- **Electrical System:** Regularly scheduled analysis by professional engineers and electricians, with thermographic scanning and motor current analysis used to identify common faults.
- **Fire alarm and public address system:** Regular testing.
- **Finishes:** Painting should be done on a regular schedule to avoid disturbance of planned occupancy of the school; flooring is to be cleaned, waxed and/or sealed regularly, depending on the materials and location in the school, whether classroom, bathroom or gymnasium.

The following forecasted maintenance spreadsheet describes the frequency of anticipated maintenance per year, the estimated cost for each occurrence and the total estimated annual maintenance cost for each system.



Annual maintenance is anticipated to be in the estimated amount of \$9,900 (or \$.22 per square foot based on 45,000 square feet) as set forth below. ECCA plans to allocate this amount annually in a separate capital reserve account based on the Forecasted Maintenance Plan.

**ANNUAL FORECASTED MAINTENANCE COSTS**

Description\*\*\*\*\*Maintenance

|                             | Quantity | Unit | Cost Per Unit | Annual Cost    |
|-----------------------------|----------|------|---------------|----------------|
| ROOFING-STANDING SEAM       | 1        |      | \$100         | \$ 100         |
| BOILERS                     | 2        |      | \$300         | \$ 600         |
| AIR HANDLERS                | 2        |      | \$500         | \$1000         |
| VAV'S                       | 1        |      | \$500         | \$ 500         |
| MISC PLUMBING               | 4        |      | \$150         | \$ 600         |
| LIGHT BULBS                 | 12       |      | \$100         | \$1200         |
| LIGHT FIXTURES              | 1        |      | \$500         | \$ 500         |
| PAINTING                    | 1        |      | \$500         | \$ 500         |
| FLOORING                    | 2        |      | \$250         | \$ 500         |
| LANDSCAPING/IRRIGATION      | 5        |      | \$200         | \$1000         |
| HARDSCAPES                  | 2        |      | \$250         | \$ 500         |
| JOINT SEALANTS/WEATHERSTRIP | 1        |      | \$500         | \$ 500         |
| KITCHEN EQUIPMENT           | 1        |      | \$250         | \$ 250         |
| GYM EQUIPMENT               | 1        |      | \$200         | \$ 200         |
| LOW VOLTAGE CABLING/EQUIPMT | 1        |      | \$250         | \$ 250         |
| DOORS AND HARDWARE          | 1        |      | \$500         | \$ 500         |
| WINDOWS/GLAZING             | 2        |      | \$300         | \$ 600         |
| WINDOW TREATMENTS           | 1        |      | \$100         | \$ 100         |
| FIRE SPRINKLERS             | 1        |      | \$500         | \$ 500         |
| <b>TOTAL</b>                |          |      |               | <b>\$9,900</b> |

ECCA acknowledges that maintenance numbers during the initial years of the new school will be lower than at a later date as the facilities age. This proves to be true based on our analysis of the actual repair costs for certain other schools for which we obtained information. We obtained actual operating cost data for all Eagle County Schools, including new schools funded by the 2006 bond election and for several newer schools in Steamboat Springs. The information was obtained directly from the school districts. ECCA believes its estimates are feasible. The estimates will be replaced with better projections after specific systems and materials are specified for the new school and also after actual operating information become available for a historical cost analysis.

**CAPITAL REPLACEMENT PLAN**

ECCA's Capital Replacement Plan is to annually set aside and earmark funds for the purpose of replacement of each of the major systems of the new school as they reach the end of their service lives. 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. ECCA plans to allocate approximately \$40,000 annually in a separate capital reserve account based on the Capital Replacement Plan.

To prepare the Capital Replacement Plan, ECCA 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 is set forth below.

**ANNUAL CAPITAL RESERVE ESTIMATES**

Description\*\*\*\*\*Replacement Reserve

| Quantity | Life | Cost | Annual |
|----------|------|------|--------|
|----------|------|------|--------|



|  |                |          |
|--|----------------|----------|
| ROOFING-STANDING SEAM*****50*****      | \$800,000***** | \$16,000 |
| BOILERS*****25*****                    | \$ 50,000***** | \$ 2,000 |
| AIR HANDLERS*****25*****               | \$ 40,000***** | \$ 1,600 |
| VAV'S*****20*****                      | \$ 10,000***** | \$ 500   |
| MISC PLUMBING*****25*****              | \$ 15,000***** | \$ 600   |
| LIGHT FIXTURES*****15*****             | \$ 15,000***** | \$ 1,000 |
| PAINTING*****10*****                   | \$ 5,000*****  | \$ 500   |
| FLOORING*****15*****                   | \$150,000***** | \$10,000 |
| LANDSCAPING/IRRIGATION*****20*****     | \$ 5,000*****  | \$ 250   |
| HARDSCAPES*****25*****                 | \$ 20,000***** | \$ 800   |
| JOINT SEALANTS/WEATHERSTRIP***10*****  | \$ 3,000*****  | \$ 300   |
| KITCHEN EQUIPMENT*****15*****          | \$ 5,000*****  | \$ 333   |
| GYM EQUIPMENT*****20*****              | \$ 5,000*****  | \$ 250   |
| VISUAL DISPLAY BOARDS*****10*****      | \$ 5,000*****  | \$ 500   |
| LOW VOLTAGE CABLING/EQUIPMT****25***** | \$ 35,000***** | \$ 1,400 |
| DOORS AND HARDWARE*****30*****         | \$ 3,000*****  | \$ 100   |
| WINDOWS/GLAZING*****30*****            | \$ 25,000***** | \$ 833   |
| WINDOW TREATMENTS*****10*****          | \$ 15,000***** | \$ 1,500 |
| FIRE SPRINKLERS*****50*****            | \$ 65,000***** | \$ 1,300 |
| *****TOTAL*****                        |                | \$39,767 |

Based on our analysis, ECCA feels setting aside this amount 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.

**FINANCIAL RESPONSIBILITY FOR MAINTENANCE AND CAPITAL REPLACEMENT PLAN**

The total annual estimated amount for costs under the Maintenance Plan and Capital Replacement Plans as described above is approximately \$50,000. In order to assure that ECCA can be financially responsible for these amounts, ECCA analyzed its historical and projected sources of revenue.

Although ECCA's contract with the Eagle County School District was historically based on receipt of PPOR instead of PPR until this fiscal year, ECCA has been successful in fundraising and creating reserves, including a separate capital reserve account in excess of \$500,000. Each year, ECCA solicits voluntary contributions from families enrolling in the school. Donations are requested in the categories of Book/Technology Donation, Operational Donation, and Capital Improvement Donation. The participation in this donation program by ECCA families was 98% for the school year of 2009/2010. Capital Improvement funds are earmarked only for those purposes. These donations are made in addition to the significant fundraising efforts made by ECCA families every year for various events described elsewhere in this BEST grant application and ECCA's Master Plan.

In addition to having these traditional revenue sources, ECCA plans to increase class size in order to support its new school facility and feels the increase is easily made based on the wait list of 1.149. ECCA currently offers two classes of 16 students per grade from Kindergarten to 8th grade. Under the current sibling policy, once a student enrolls at ECCA, the siblings of that student can also enter the school so long as it would not cause any grade to exceed 34 students. Admission of siblings causing a grade to exceed 34 students requires approval by the ECCA Board of Directors. ECCA's new school will be designed to accommodate two classes of 19 students per grade for a total of 342 students at the school. The base size of each class will be 18, with the possibility of admission of an additional sibling automatically under the same sibling policy currently in use.

For purposes of calculating additional Per Pupil Revenue for the additional students, there will be between 36 and 54 additional students added to ECCA's new school (4-6 students per grade). These additional students represent an increase in our annual PPR revenue (which assumes for this calculation that PPR is \$7,300 and Kindergarten students are counted at .58) of between \$252,432 and \$375,804.

The following chart itemizes expense items which are forecasted to increase with additional square footage at the school. We based our expenses on ECCA's actual expenses in our current facility (which we determined to be conservative numbers applied to a new school based on our review of actual operating expenses for schools in Eagle County and Steamboat Springs). We applied the cost per square foot of those expenses which would increase with additional square footage to the new square footage of 45,000 to project the total new net costs of those items. We project our expenses to increase by approximately \$106,617 annually.

Annual Operating Costs in Current\*\*\*\*\*Total Additional\*\*\*\*\*Net Additional  
 School that would Increase with\*\*\*\*\*VS\*\*\*\*\*Projected\*\*\*\*\*Projected  
 Additional Sq. Ft.\*\*\*\*\*Operating Costs\*\*\*\*\*Operating Costs  
 \*\*\*\*\*For 45,000 Sq Ft\*\*\*\*\*for New School  
 \*\*\*\*\*School[?][?][?][?]

ITEM\*\*\*\*\*COST/YEAR\*\*\*\*\*COST/YEAR\*\*\*\*\*COST/YEAR

Gas\*\*\*\*\*\$ 9,878.04\*\*\*\*\*\$19,326.60\*\*\*\*\*\$ 9,448.56

Electric\*\*\*\*\*\$12,484.40\*\*\*\*\*\$24,426.00\*\*\*\*\*\$11,941.60

Water and Sewer\*\*\*\*\*\$ 3,680.01\*\*\*\*\*\$ 7,200.02\*\*\*\*\*\$ 3,520.01

Telephone and\*\*\*\*\*\$ 5,717.68\*\*\*\*\*\$ 11,186.77\*\*\*\*\*\$ 5,469.09  
 Internet

Insurance on\*\*\*\*\*\$14,000.00\*\*\*\*\*\$27,391.30\*\*\*\*\*\$13,391.30  
 Facilities

Cleaning Supplies\*\*\*\*\*\$ 8,913.00\*\*\*\*\*\$17,438.48\*\*\*\*\*\$ 8,525.48  
 And Maintenance

Janitorial wages\*\*\*\*\*\$46,440.50\*\*\*\*\*\$90,861.85\*\*\*\*\*\$44,421.35  
 And benefits

Repairs and\*\*\*\*\*\$ None in\*\*\*\*\*\$ 9,900.00\*\*\*\*\*\$ 9,900.00  
 Maintenance\*\*\*\*\*excess of Cap Const  
 \*\*\*\*\*Grant

TOTAL \*\*\*\*\*\$101,113.63\*\*\*\*\*\$207,731.02\*\*\*\*\*\$106,617.39

When the additional annual operating cost of \$106,617 for the new school is added to the amount we are budgeting for capital replacement (\$40,000), the total additional budgeted expense for the new school is \$146,617. When compared to the additional projected PPR revenue of between \$252,432 and \$375,804, it becomes clear that ECCA will be able to pay for the additional projected expenses, with remaining funds left over in the range of between \$105,815 and \$229,187.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time. Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

☑The eight temporary modular buildings in which ECCA is currently housed were new at the time of occupancy and ordered one or two at a time as ECCA's academic program expanded beyond middle school to its current K-8 program. The following are the reasons and history behind ECCA's commencement of the school in these modular facilities:

1.☑Short Term Contracts with District

☑From the opening of the school in 1994 until 2004, ECCA's charter was a series of 5 year contracts which were subject to renewal. Investing a large sum of money into an unproven model newly allowed in our state would not have been financially prudent for the school or the District.

2.☑No Permanent Location Until 2000

☑ECCA did not have a permanent location at inception when it opened first in a church and then in modulars on temporary sites. Modulars allowed for the campus to be moved, and ECCA moved twice prior to moving to its current permanent location, where it now has a 30 year lease and contract (the current contact term being July 1, 2010 through June 30, 2040).

3.☑Early Limitations on Size

☐The original modular building that was donated to house the second class of ECCA in the parking lot of the Vail Bible Church was not planned as an educational structure and contained only 6 small rooms. Enrollment was limited to 16 students per class to accommodate the small room size. The original charter granted by the authorizer likewise contained a "cap" on enrollment and codified the 16 students per class. Over time, the extraordinary success of the teachers and students began to be attributed to the small class size and the individualized learning opportunities presented. As newer modular buildings were added to house expanding grade levels, they were sized to accommodate 16 students per class.

#### 4.☐Slow, Steady Growth

ECCA started as only a middle school and grew conservatively to be the current school with both elementary and middle schools. After starting as a middle school, high school grades were added, then subtracted, and for consecutive years following 1998, two grades of children, 16 in each class, and a modular were each added. Finally in 2003, kindergarten was added with the final modular building, completing the stages of slow growth and expansion, and achieving the steady-state critical to the school's success. The modulares allowed for a deliberate and incremental expansion plan using only the resources available via PPOR and local donations. A brief history of location and modular expansion follows:

1994 –☐ECCA is located inside the Vail Bible Church

1995 –☐ECCA is located behind Vail Bible Church in a donated, used modular.

1996 –☐After ordering a new modular that is the current science lab building to add to the used modular, ECCA relocated to the Edwards Wastewater Treatment Plant site.

1997 –☐ECCA installed a new modular to add Grade 9, which is the current 5/6 building.

2000 –☐ECCA relocated to the current Miller Ranch location. The used modular was not moved. Two new modulares were installed (currently the 7/8 and 3/4 buildings).

2001 –☐ECCA installed two new modulares for Grades 1/2 and the Hawk Room.

2002 –☐New modular was manufactured, which is the library building.

2003 –☐The last of the current modulares was installed (Kindergarten).

2004 –☐ECCA is granted a 30 year charter and lease for current site providing for 2 classes per grade, 16 per class, K-8 (contract was subsequently amended for a 30 year term starting July 1, 2010).

The 30 year lease for the current site and also the 30 year charter with the District signed in 2004 gave the school the permanence it needed to seek a bricks and mortar solution. Community support and proven academic results have shown that ECCA is a permanent component of the educational choices in our community. As a result of these indicators of permanency, ECCA has worked hard over the years to provide the community with a corresponding physical permanency in school facilities.

#### 5.☐Modulares Were Purchased Only After 2006 Bond Efforts Failed

Early on, anticipating success and the eventual move to permanence, ECCA contracted for the modular units via a lease/purchase agreement with a lease term only until 2006. Unfortunately, when ECCA was eliminated from the 2006 District bond initiative to construct a new facility (as described below), options were drastically limited. ECCA was forced to execute the purchase provision of the modular contract, solidifying ownership of the modular campus. In early 2009, ECCA made its final payment on the modulares and now owns them outright.

In the days when charter schools were first permitted, and during the course of the subsequent acquisition of the various ECCA modular structures, the current form of school facility construction guidelines did not exist. Each of the modulares now located on the ECCA campus was leased and ultimately purchased to be suitable for ECCA's needs and complied with all health/safety requirements. These modulares were specifically built for and did meet all applicable laws, including state and local building codes. Their use was submitted to, approved and permitted by the state for educational purposes (being the original, as well as current, use of the structures). As measured against CDE construction guidelines, ECCA's modular unit classrooms are now considered undersized even with 16 students per class. Class size cannot be increased without dramatic overcrowding.

#### **What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

\$40,000.00

#### **CDE Comments:**

THIS PROJECT WAS APPLIED FOR IN 2010 BUT NOT RECOMMENDED MAINLY DUE TO NOT ENOUGH MATCHING MONIES AND CONCERNS REGARDING THE ABILITY OF THE CHARTER SCHOOL TO AFFORD FUTURE OPERATING COSTS OF THE PROPOSED NEW SCHOOL. THE CHARTER SCHOOL HAS INVESTIGATED MANY OTHER GRANT OPPORTUNITIES TO INCREASE THE MATCH. THE CHARTER ACADEMY IS STILL UNABLE TO PROVIDE THE FULL MATCH.

|  |          |                                     |                |
|--|----------|-------------------------------------|----------------|
| <b>Funded FTE Count:</b>                                       | 293.00   | <b>Bonded Debt Approved:</b>        |                |
| <b>Assessed Valuation:</b>                                     |          | <b>Year Bond Election Passed:</b>   |                |
| <b>PPAV:</b>   |          | <b>Bonded Debt Failed:</b>          |                |
| <b>Bonded Debt:</b>  |          | <b>Year Bond Election Failed:</b>   |                |
| <b>Total Bonding Capacity:</b>                                 |          | <b>2010 Bond Election Results:</b>  |                |
| <b>% of Bonding Capacity Used:</b>                             |          | <b>Median Household Income:</b>     |                |
| <b>Bond Capacity Remaining:</b>                                |          | <b>Free or Reduced Lunch %:</b>     | 0.00%          |
| <b>Existing Bond Mill Levy:</b>                                |          | <b>State Financial Watch:</b>       | No             |
| <b>Who Owns the Facility:</b>                                  | District | <b>Charter School Fund Balance:</b> | \$(233,075.00) |
| <b>If it's a 3rd Party Explain:</b>                            |          | <b>Charter Authorizer Letter:</b>   | Yes            |
|  |          | <b>Charter 3 Month Notice:</b>      | Yes            |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No       | <b>Charter Chartered for 5 Yrs:</b> | Yes            |
| <b>If a Charter School, Where will the Facility Revert To:</b> |          | <b>Year Built:</b>                  | 1994           |

The property is owned by Eagle County School District RE 50J, and if ECCA ceased to exist, the facility would revert to the School District.

|                                    |                        |                                    |           |
|------------------------------------|------------------------|------------------------------------|-----------|
| <b>Current Grant Request:</b>      | <b>\$9,302,653.00</b>  | <b>Affected Sq Ft:</b>             | 24,100.00 |
| <b>Current Applicant Match:</b>    | <b>\$2,937,679.00</b>  | <b>Master Plan Completed:</b>      | Yes       |
| <b>Current Total Project Cost:</b> | <b>\$12,240,332.00</b> | <b>CDE Minimum Match %:</b>        | 56        |
| <b>Previous Grant Awards:</b>      | 0                      | <b>Actual Match % Provided:</b>    | 24        |
| <b>Previous Matches:</b>           | 0                      | <b>Was a Waiver Required:</b>      | Yes       |
| <b>Future Grant Requests:</b>      | 0                      | <b>Stautory Waiver:</b>            |           |
| <b>Future Matches:</b>             | 0                      | <b>FCI:</b>                        | 47.42%    |
| <b>Total for all Phases:</b>       | \$11,657,459.00        | <b>CFI:</b>                        | 116.00%   |
| <b>Cost Per Pupil:</b>             | \$34,086.00            | <b>Inflation:</b>                  | 6         |
| <b>Cost Per Sq Ft:</b>             | \$259.00               | <b>Historical Significance:</b>    | NA        |
| <b>Red Flags for Discussion:</b>   | None                   | <b>Does this Qualify For HPCP:</b> | Required  |
| <b>Red Flags Explain:</b>          |                        |                                    |           |

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## Corridor Community Academy - New K-8 School

### School Name: Corridor Comm Academy

|                              |             |
|------------------------------|-------------|
| Number of Buildings:         | 2           |
| All or Portion built by WPA: | No          |
| Gross Area (SF):             | 11,760      |
| Replacement Value:           | \$1,853,769 |
| Condition Budget:            | \$110,945   |
| Total FCI:                   | 5.98%       |
| Energy Budget:               | \$0         |
| Suitability Budget:          | \$1,365,600 |
| Total RSLI:                  | 54%         |
| Total CFI:                   | 79.7%       |
| Condition Score: (60%)       | 2.98        |
| Energy Score: (0%)           | 1.67        |
| Suitability Score: (40%)     | 3.41        |
| School Score:                | 3.15        |



# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** CORRIDOR COMMUNITY ACADEMY

**Sort Order #:** 184

**County:** ADAMS

**Applicant Priority #:** 1

**Project Title:** New K-8 School

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

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

### GENERAL PROJECT SUMMARY

The purpose of submitting this BEST Grant application is to obtain partial funding for a replacement school for the Corridor Community Academy (CCA). CCA's facilities are currently comprised of two large modular units which are not only deficient, deteriorating, and past their useful life, but also pose a critical health and life safety issue to the students and staff. These critical issues are due to water and mold infiltration, as well as the issues with the sanitary sewer system (all of which are outlined below in the "Deficiency" section). It is because of these issues, which are present in temporary modulars nonetheless; CCA is pursuing a new facility. The goal of CCA is to provide a permanent, safe, and healthy learning environment for their students that aids in allowing them to achieve academic excellence.

The Corridor Community Academy opened its doors in 2004 to a Kindergarten thru 5th grade student body for the 2004/2005 school year. Despite being constrained by their current facilities, CCA has since grown to a K-8 school due to the demand of the students and parents who have seen the importance of what CCA has to offer. CCA provides Core Knowledge curriculum to their Kindergarten through 8th grade students (see exhibit on Core Knowledge for additional information). Student and staff counts for CCA during the 2010/2011 school year are approximately 112 students and 13 total staff members. The growth trend for the school continues to be strong and is expected to increase over the coming years, especially if they are able to provide safe, sound, and functional facilities (see the exhibit with student counts for additional information on population trends). CCA continually exceeds state standards and always performs well above the state average as reflected in our CSAP scores. Due to our outstanding performance, excellent curriculum, and solid reputation, CCA draws students from several area school districts from as much as over 30 miles away (see the exhibit showing students by area). This project includes widespread community support including collaborative efforts with the Town of Bennett and Bennett Parks and Recreation District to facilitate resource sharing. CCA currently collaborates with Bennett 29J for its programming and transportation, and the Rangeview Library System for its programming.

We believe this grant application brings to light the issues faced by CCA as well as an appropriate, well thought out solution to those issues that addresses the schools current needs.

### Issue: School Replacement

#### Deficiencies Associated with this Issue:

##### DEFICIENCY:

The following items are deficiencies that have been noted in either the Classroom Building (K-4), the Main Office Building (5-8 and Administration), or both:

1. Water infiltration through poor roofing/flashing construction, poor subsurface soil conditions, and an inadequate and poorly functioning sump pump system has allowed mold growth to occur both in the crawl space of the modulars and in the walls of some of the classrooms (see the indoor Air Quality exhibit).
2. Poor site drainage and the lack of a proper student drop-off and pick-up area has created a situation in which students are dropped off and picked up directly in the street in front of the school. This street happens to be the same street high school students use to get to school. There have been several close calls with students and cars creating significant life safety issues.
3. The sanitary sewer system in the main office building requires an ejector pump to transfer sewage to the mainline in the adjacent street. This configuration has failed on numerous occasions causing sewage back-ups beneath the modular.



4. Movement between the two modulares creates a security risk. Exterior doors must be left unlocked to allow the students to access the office and then get back to the classroom when needed. Due to this, anyone can walk directly into the classrooms in the modulares unattended and without checking into the office.
5. Site lines are an issue with the existing facilities. Entry doors to the K-4 classroom building have no windows which also causes a security risk. Even if the doors are locked you cannot tell who you are allowing to enter the building when you answer the door.
6. The modulares do not have the structural support to function as a safe tornado shelter in such an event (which is possible due to Bennett and Colorado's eastern plains being included in Tornado Alley). Students and staff currently have to run 200 yards to the nearby district middle school to seek safe shelter.
7. There is no building intercom system to provide emergency notification to students and staff in the event of severe weather events, unauthorized access, etc.
8. The foundations for the modulares consist of wood framed foundation walls on concrete footers. The wood is molding and deteriorating due to the standing water which frequently accumulates beneath the modulares. Even when sump pump systems are functioning properly damp, and muddy soil remains a constant.
9. Because of the poor foundation condition there has been significant movement of the modulares causing separation of the roof, ceiling, wall and floor systems in some areas. Although these issues have been fixed on a "as needed" basis, they continue to be problems since the modulares continue to move.
10. The modular units do not have adequate acoustical insulation causing even "normal" classroom noise to impact adjacent classrooms which is detrimental to the learning environment.
11. The temporary modulares have a poor building envelope which contributes to hot/cold classrooms and extreme fluctuations in energy bills. The building systems are inefficient. The heating system is electric not gas (and certainly not high performance).
12. The classroom and administration areas to be expanded. These spaces are undersized and inadequate. The Core Knowledge curriculum has teachers combining art, music, science, etc. into their classrooms. This requires more space than what they currently have, which is only approx 600 square feet in some classrooms. The Kindergarten room is far less than the required 1,000 square feet and it does not have a dedicated bathroom, which is required per CDE Construction Guidelines 4.10.2
13. The classroom ceilings are only 8' which contributes to a enclosed feeling in the classrooms. Ceiling heights in classrooms should be no lower 9' per CCA Construction Guideline 4.10.5.
14. The school lacks security camera coverage and monitoring equipment.
15. Site lighting is needed for safer parking and building access during early morning or evening hours.
16. The school lacks appropriate landscaping (landscaping is mostly mud).

**Proposed Solution to Address the Deficiencies Listed Above:**

**SOLUTION:**

Due to the life and health safety issues related to the deficient temporary modulares, as well as the growing needs of CCA, it has been determined that a permanent replacement school is the correct solution to address the current needs of CCA.

The section below helps to provide insight as to how the different pieces that makeup the current solution came about. This includes the land, the plan/drawings, the budget, and a summary of the benefits the project will provide to CCA.

**LAND:**

CCA's temporary modulares are currently situated on land that is owned by the Bennett School District 29J (the land happens to be low lying land that serves as an area for surface water drainage away from the District's main campus). They do not lease the land to CCA, rather they simply allow CCA to use the land at no cost. This agreement has worked well over the past years; however, if a permanent facility is to be built the district will not allow CCA to use their land. The district may need this land at a later date as their program grows.

With the existing site unavailable, CCA set out to find a suitable site that met the following criteria: size of site must be suitable only for current and foreseeable needs; site must be within the limits of the Town of Bennett; site must be within a reasonable distance from Town water/sewer; site must have gas/electrical/phone utilities easily available; site must be near/off previously improved roads to allow for easy access to the facility; site must not require improvements to major roads/highways; and if possible, site should be near parks, open space, or other areas of recreation.

Once the site criteria was determined, CCA began working with one of their school board members, Vic Cram, who is a licensed real estate broker (Mr. Cram was not contractually hired by CCA and has provided his services at no cost). Vic identified several possible project sites. The site that met all criteria mentioned above is known as the Highway 79 site (Site 1, see the exhibits section for the property listing). The site is 3.86 acres which provides enough space for CCA's current needs but also allows for a building expansion of approximately 6 classrooms in the future. The site is located in the Town of Bennett and has all utilities and infrastructure readily available. Water and sewer mains were recently upgraded due to the new King Soopers which was built approx. one mile south of the site. The site is situated off Highway 79, but would be accessed off of Centennial Drive. There is a walking/bike path along the east side of the site that connects the various subdivisions in Bennett with each other and with King Soopers. The trail has a pedestrian cross walk across Highway 79 and is scheduled to get a flashing light. The site is also adjacent to the Charles Muegge House (a historical building and museum) and is also within walking distance (approx. 150 yards via a paved walking/biking path) to the Bennett Recreation Center. The Town of Bennett is in support of the project and has expressed their interest in partnering with CCA. The Bennett Recreation Center facilities could support physical education classes for CCA as well as after hours clubs/classes. CCA would be open to allowing the community use of their cafeteria for meetings and other events.

The cost to purchase the Highway 79 site is listed at \$588,500. This cost has been included in the project budget. Although this is the preferred site for the project a letter of intent (conditional upon approval of a BEST grant and available matching funds) has not yet been executed. Vic Cram has discussed the school's interest in the property with the owner, Valley Bank and Trust and they are very interested in helping CCA achieve their goal of a new facility.

The second site is 5 acres also located in the Town of Bennett. This site (Site 2) is also located off Highway 79, south/west of the Bennett Recreation Center and would need an access road put in, we are currently discussing sharing this cost with the Town of Bennett. This site is within walking distance to the Bennett Recreation Center and will be adjacent to an open space area.

#### PLAN/DRAWINGS/DESIGN NARRATIVE:

The project architect, Jack Paulson, has been working with CCA to understand their issues with the temporary modulars and also to understand their needs moving forward. The programming sessions have gone well and Jack has been able to provide a space plan and building design that not only meets the needs of CCA, but does so in a way that utilizes the building to its fullest potential and minimizes the amount of circulation square footage in the building (see the Space Plan and Occupant Load exhibits for a breakdown of building square footage).

To date, Jack Paulson has created a preliminary/schematic project site plan, floor plan, elevations, and design narrative (see the appropriate exhibits). Although these items are preliminary at this point, and will be revisited should BEST funding be approved, they clearly illustrate the hard work and thought that has gone into the design of the project thus far. The plans show how the building will fit on and interact with the site, how the school and classrooms will be laid out, and also what materials the new facility would be constructed of.

#### BUDGET:

The construction budget was completed by Elder Construction and is based off not only the schematic drawings completed by Jack Paulson, but also on their recent historical costs from similar charter school projects.

The detailed project budget is inclusive of all construction work and also all soft costs such as design and consulting fees, planning and permitting fees, utility fees, site survey fees, inspections and testing fees, finance and insurance fees, building systems/infrastructure costs, FF&E costs, owner contingency, and escalation costs.

The budget does not include any costs to cover the premium for Davis Bacon wage rates. If the project is awarded a BEST grant and if Davis Bacon wages are required the cost increase would be approximately 4% of Division 1-16 construction costs, which is approximately \$135,500.

#### BENEFITS OF THE PROPOSED PROJECT INCLUDE:

1. The life safety and health issues previously noted above will be addressed in the construction of the new school, including but not limited to: mold issues; proper site drainage; site circulation for proper student drop-off; an automatic fire alarm system; an emergency notification system; sanitary water systems will function properly, building site lines and building access will be

controlled, etc.

2. Commercial construction building will be utilized to ensure the building envelope keeps moisture out of the walls of the building, the foundation, etc.
3. The building will have the structural support and core areas that can be used in case of emergencies, such as tornados.
4. A building intercom system will allow administration to provide direction to classrooms during an emergency.
5. Classrooms will be properly sized to allow for efficient use by the students and teachers while fully utilizing the space at the same time (i.e. classrooms are large enough to accommodate the Core Knowledge curriculum while not being larger than what is necessary).
6. The new school will combine all programs/classes under one roof, allowing for increased student security through a single point of access to the building which can be monitored by school staff.
7. A new parking lot pickup/drop off location will increase student safety and better serve the students and parents.
8. Site lighting will increase student safety during early morning hours and evening.
9. Students will have easy access to the abundant facilities offered by the Bennett Recreation Center (aquatic center, full size gymnasium, weight equipment, athletic fields, etc.). This is extremely beneficial due to the fact that CCA was able to save several thousand square feet from their program by not incorporating a full size gymnasium.
10. If the school grows drastically in the future the planning of this project would allow for the school to be expanded. Not only does the new school requested in this grant take into account the current needs of the school, it also "thinks ahead" and works into the future planning of CCA's facilities.

#### **How Urgent is this Project:**

URGENCY:

In order to alleviate the immediate health and life issues surrounding the current modular setup this project must be completed as soon as possible. The temporary modulars that currently serve as the school facilities are past their usual life and will need to be replaced in the near future. Consequences of not completing this project include the fact that the numerous health and safety concerns outlined above will continue to deteriorate which poses a threat to students and staff.

**What is the Cost Associated with this Issue:**      \$5,182,704

#### **How Does this Project Conform with the Construction Guidelines:**

PROJECT CONFORMANCE TO THE PUBLIC SCHOOLS CONSTRUCTION GUIDELINES:

CCA and the Project Team have reviewed the Capital Construction Assistance Public School Facility Construction Guidelines adopted 10/7/09 and can state that the District expects the design and construction of the project being applied for to conform with the Guidelines as applicable to this project. The Project's current design, scope, and intent is in line with most Sections of the Guidelines. Additional information on each Section is listed below:

Section One (life and safety)- The project will include all life and safety items 3.1 through 3.19. This includes but is not limited to items such as; a sound building structural system; a weather tight roof that drains water positively off the roof and away from the building; a continuous and unobstructed path of egress from any point in the school; a potable water system; a fire alarm notification system; hazardous materials will not be used in the construction; an intercom/phone; secured facilities and a main entrance; safe and secure electrical service and distribution system; a safe and efficient mechanical system; healthy indoor air quality; a sanitary school and food preparation area; safe labs with proper storage areas for chemicals; a facility that complies with the American Disabilities Act; safe separation of pedestrians and vehicle traffic.

Section Two: (facility programming/learning environment)- The project will include items 4-11 (4.12 AND 4.13 are not applicable to this project as they relate to high school facilities and PK-12 rural facilities). This includes but is not limited to items such as: high quality, durable, easily maintainable materials and finishes; facilities that accommodate No Child Left Behind and the State Board's model content standards; facilities for individual learning and classroom instruction; administrative offices with the hardware/software for web-based activities; facility will meet the recommended size; daylight and views will be provided; acoustical materials will be used to reduce noise; special education classrooms; classrooms will accommodate a maximum of 25 students; library/media center/computer lab, distance learning labs; science lab; arts-taught in the classrooms; gymnasium, etc.

Section Three (High Performance Certification Program requirements) - The project will include many items included in 5.1, 5.2 and 5.5. This includes but is not limited to: a facility that will conserve energy through High Performance Design; a LEED accredited project team member, reducing building footprint; minimizing parking; utilizing existing site and infrastructure; utilizing passive solar techniques; utilize energy efficient strategies; meter utilities; design site lighting to have minimum impact; commission mechanical systems; landscape with drought tolerant plants/trees; employ white roofing materials to reduce heat island effects; provide vestibules; green building materials; establish preventative maintenance tasks.

Section Four (rehabilitation vs replacement costs)-The project team has reviewed items 6.1 through 6.7 and they will be conformed to as applicable.

**How Does the Applicant Plan to Maintain this Project if it is Awarded:**

Once the project is completed, CCA will accept full responsibility to ensure that the building and all systems associated with the project are properly maintained.

The school currently has no in-house maintenance staff. Janitorial work is contracted out to a local cleaning company and the maintenance related work generally not involving skilled or licensed labor is completed by parents (who are required to volunteer 40 hours of their time to the school on a yearly basis) through CCA's Weekend Warrior Program. This would continue in the new facility. The school would be cleaned daily by an outside janitorial/cleaning company. General maintenance items such as washing windows, maintaining landscaping, changing bulbs, painting and fixing door hardware, maintaining toilets, etc. would be tracked and monitored in a maintenance schedule by the school administration and completed by parents. Maintenance work requiring skilled plumbers, electricians, roofers, etc. will be hired out to qualified firms, who are local when possible.

Preventative maintenance work will be tracked by the school administration in conjunction with the Architect, General Contractor, and Mechanical/Electrical/Plumbing Subcontractors the administration will develop a Preventative Maintenance Program for the new school. The major components of the new program will include: detailed files with documentation on all major systems including record drawings, O&M manuals, photos, services records, etc. annual, semi-annual, etc. inspections as appropriate for these systems; corrective action plans; an energy management program; training programs; work evaluation forms and annual program updates. Major systems/items that would be part of the program would include, but not limited to: roofing, boilers, HVAC components, electrical systems, life safety systems, kitchen equipment, plumbing systems and restrooms, floor coverings, etc. Any preventative maintenance work will be hired out to qualified firms capable of properly completing the work.

To provide for the future care and maintenance of the proposed project CCA will budget for future maintenance costs annually. The following budget numbers may be revised after design documents are fully complete and the building systems/construction materials have been finalized, as well as once the preventative maintenance needs and life cycles of major building systems have been identified.

The funding for day-to-day maintenance of the new project would come from the maintenance and Repair line item in the General Fund which covers general repairs of minimal or ordinary costs. Historically the yearly amount budgeted in the Maintenance and Repair line item in the General Fund has been \$10,000 and by adding in an additional \$10,000 to that line item we believe will be more than able to adequately maintain this new facility.

The total annual account allocated to the Capital Renewal Budget for costs associated with this new facility is projected to be \$10,000 a year. This will be used in the event there is a non-routine maintenance repair that needs to be completed that is of a substantial cost. In addition, the funds in the Capital Renewal Budget will aid in replacing the project and the end of its useful life.

The total funds available to maintain the facility each year will be approximately \$20,000 with an additional \$10,000 set aside to replace portions of the project at the end of their useful life-equaling a total of \$30,000 a year.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time. Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

n/a

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

\$30,000

**CDE Comments:**

THIS PROJECT WAS APPLIED FOR IN 2010 AND NOT RECOMMENDED DUE TO LACK OF MATCH AND MORE PLANNING WAS REQUIRED

**Funded FTE Count:** 472.00  
**Assessed Valuation:**  
**PPAV:**  
**Bonded Debt:**  
**Total Bonding Capacity:**  
**% of Bonding Capacity Used:**  
**Bond Capacity Remaining:**  
**Existing Bond Mill Levy:**  
**Who Owns the Facility:** 3rd Party  
**If it's a 3rd Party Explain:**  
 The current modulars are leased by CCA  
**Is the Facility in a Lease Purchase Agreement:** No  
**If a Charter School, Where will the Facility Revert To:**  
 If charter school ceases to exist, Bennett School District 29J would own the facility.

**Bonded Debt Approved:**  
**Year Bond Election Passed:**  
**Bonded Debt Failed:**  
**Year Bond Election Failed:**  
**2010 Bond Election Results:**  
**Median Household Income:**  
**Free or Reduced Lunch %:** 83.47%  
**State Financial Watch:** No  
**Charter School Fund Balance:** \$789,312.30  
**Charter Authorizer Letter:** Yes  
**Charter 3 Month Notice:** Yes  
**Charter Chartered for 5 Yrs:** Yes  
**Year Built:** 2002

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|                                    |                       |                                    |           |
|------------------------------------|-----------------------|------------------------------------|-----------|
| <b>Current Grant Request:</b>      | <b>\$3,084,180.00</b> | <b>Affected Sq Ft:</b>             | 19,984.00 |
| <b>Current Applicant Match:</b>    | <b>\$2,423,284.00</b> | <b>Master Plan Completed:</b>      | No        |
| <b>Current Total Project Cost:</b> | <b>\$5,507,464.00</b> | <b>CDE Minimum Match %:</b>        | 44        |
| <b>Previous Grant Awards:</b>      | 0                     | <b>Actual Match % Provided:</b>    | 44        |
| <b>Previous Matches:</b>           | 0                     | <b>Was a Waiver Required:</b>      | N/A       |
| <b>Future Grant Requests:</b>      | 0                     | <b>Stautory Waiver:</b>            |           |
| <b>Future Matches:</b>             | 0                     | <b>FCI:</b>                        | 5.98%     |
| <b>Total for all Phases:</b>       | \$5,245,204.00        | <b>CFI:</b>                        | 79.70%    |
| <b>Cost Per Pupil:</b>             | \$47,254.00           | <b>Inflation:</b>                  | 3         |
| <b>Cost Per Sq Ft:</b>             | \$262.00              | <b>Historical Significance:</b>    | NA        |
| <b>Red Flags for Discussion:</b>   | None                  | <b>Does this Qualify For HPCP:</b> | Required  |
| <b>Red Flags Explain:</b>          |                       |                                    |           |

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

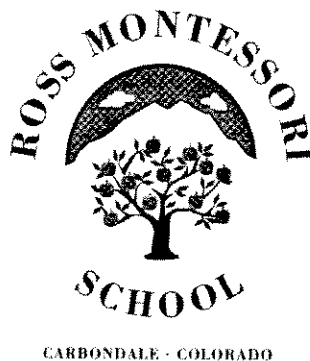
## Ross Montessori School - New PK-8 Charter School

### School Name: Ross Montessori School

|                              |             |
|------------------------------|-------------|
| Number of Buildings:         | 1           |
| All or Portion built by WPA: | No          |
| Gross Area (SF):             | 16,440      |
| Replacement Value:           | \$3,586,410 |
| Condition Budget:            | \$1,003,302 |
| Total FCI:                   | 27.98%      |
| Energy Budget:               | \$0         |
| Suitability Budget:          | \$1,662,800 |
| Total RSLI:                  | 38%         |
| Total CFI:                   | 74.3%       |
| Condition Score: (60%)       | 2.82        |
| Energy Score: (0%)           | 0.69        |
| Suitability Score: (40%)     | 2.71        |
| School Score:                | 2.78        |







February 28, 2011

Colorado Department of Education  
Capital Construction Assistance Board

Re: Waiver Request for Reduction of Required Match

Ross Montessori School (RMS) has applied for funding from Building Excellent Schools Today (BEST) to help with the purchase of land and building a permanent school facility. RMS respectfully submits this waiver letter requesting our matching percentage be decreased from 44%, (\$4,890,470) to 9% (\$1,000,323) of the total project cost \$11,114,704. RMS believes it is our responsibility to help ourselves to the extent possible with regard to matching funds. RMS has explored many options for matching funds. Unfortunately the reality is that RMS does not have access to local tax dollars, the general method for applicants to meet their match requirement, RMS is not in a position to borrow matching funds, and fundraising and grant requests will not supply the necessary financing. The reasons that the match waiver is necessary are more fully explained below:

#### **Authorizer Contribution**

RMS is chartered through the Charter School Institute (CSI), not through the local RE-1 district. The CSI, which charters 18 schools throughout the state, currently has a total of \$500,000 for both special education needs and capital construction funds for all of its schools. As a CSI school, RMS does not have the ability to raise matching funds through local tax dollars. RMS is also not entitled to any monies raised through local RE-1 bond elections or mill levies. CSI wholeheartedly supports RMS getting a new and safe facility. Unfortunately CSI is limited in its ability to financially support RMS. CSI does not have the ability to raise local tax dollars for capital construction projects for its charter schools. Despite its financial limitations, CSI has pledged a financial contribution to RMS.

#### **Lending**

RMS has a proven track record of paying up to \$250,000 annually in land and building leases. Accordingly, RMS is willing to finance a portion of the match through a bank loan. It is our understanding, however, that financing all or part of the matching percentage cannot come in the form of borrowed funds without the following stipulations in place: no collateral, no signing before grant money is awarded, and reasonable payments in terms of possible declining PPR. RMS approached several banks regarding a loan for our match. Due to the no collateral rule, we were unable to secure any commitments for a loan. While the banks were impressed with our school's financial record, academic success, and parent commitment, each lending institution stated they require some amount of collateral for a loan.

### Grants and Fundraising

In addition to speaking with CSI about contributions, and researching bank loans, RMS heavily explored the possibility of grant monies or other non-traditional sources for matching funds. RMS received optimistic answers from the Aspen Community Foundation, the Gates Family Foundation and the USDA. The Gates Family Foundation and the USDA will consider grants requests of up to \$50,000 each and the Aspen Community Foundation will consider a \$25,000 grant. These grant requests, however, will not be considered until after the BEST grant is awarded. This timing is certainly a challenge. However, RMS feels confident in its ability to gain funding, and will pursue grants from these sources in order to reach our match. RMS requests that the BEST board take into consideration the positive responses from these sources and the timing constraints when reviewing RMS' attempts at securing grant pledges.

RMS was given a list of potential funding sources from the Colorado Department of Education. The table below describes the responses from the funding sources.

| Foundation/Source                             | Is RMS Eligible | Reason Given   |
|---|-----------------|--|
| Great Outdoors Colorado                       | No              | To be eligible RMS must apply in conjunction with Garfield County. RMS currently does not have land under contract with the County. The county and the school cannot put a plan in place until after the BEST grant process, and this is not practical as the timing is too short. |
| Aspen Community Foundation                    | Yes             | A \$25,000 request will be made by RMS if BEST funding is awarded (see attached letter).   |
| DOLA grants/Community Development Block Grant | No              | Grants cannot be used as part of a match (see  |

|                                |     |  |
|--------------------------------|-----|--|
|                                |     | attached letter).  |
| Gates Foundation               | No  | The Gates Foundation does not accept unsolicited proposals (see attached letter).  |
| Eli and Edyth Broad Foundation | No  | This Foundation only supports schools in urban areas and does not accept unsolicited proposals.  |
| Community Reinvestment Fund    | No  | This fund provides capital to low income areas and Garfield County and Carbondale do not meet their low-income guidelines.   |
| Housing Partnership Network    | No  | This group provides funding to dual purpose projects that incorporate housing and our project does not fit.  |
| KIPP Foundation                | No  | RMS is not a KIPP charter school.  |
| Gates Family Foundation        | Yes | A \$50,000 request will be made by RMS if BEST funding is awarded.   |
| Boettcher Foundation           | No  | This Foundation is currently reevaluating their guidelines to determine if it will fund matching grant requests. A final decision will not be made until 2012 (see attached letter). |
| Daniels Fund                   | No  | This Foundation is interesting in funding operational improvements and not in direct capital construction (see attached letter).   |
| State Historical Fund          | No  | RMS's project does not involve renovation of an historic building.   |
| Charter School Growth Fund     | No  | This organization only provides funding to schools that intend to grow into a network of schools and RMS does not have that  |

|      |     |                                  |
|------|-----|----------------------------------|
|      |     | intention (see attached letter). |
| USDA | Yes | A \$50,000 request will be made. |

RMS has also been in discussion with the Charter Schools Development Corporation (CSDC). CSDC has a financing program for facilities projects similar to RMS' and understands the BEST grant process and the loan constraints. RMS has submitted an application to CSDC and is awaiting a response.

### **Fundraising**

In its efforts to raise matching funds, RMS hired a capital campaign consultant. Starr Snead, with Advancement Connections, has provided fundraising expertise and guidance since 1982. Her resume is attached. The capital campaign consultant has been working on developing a successful campaign for 15 months with RMS. The goal of the fundraising campaign is to raise \$825,000 towards the matching funds after additional grant submissions. This is a very ambitious goal, but the RMS community is confident it can raise the funds. Families and businesses are struggling in our community, but the support for the school is immense.

### **Existing Facilities**

The town of Carbondale is small and has limited options with regard to existing commercial facilities that would be suitable for a school. RMS has nonetheless actively investigated the possibility of renovating available spaces in order to lower the cost of the project. Additionally, RMS has investigated the possibility of utilizing an existing public school facility. Unfortunately, the vacant school facilities in the RE-1 district are not an option. When RE-1 gave vacant properties to the town of Carbondale, RE-1 did so with a restrict covenant that prohibits other organizations from using the facility as a K-8 schools (see attached letter). Further, the CSI does not own any property within the Carbondale region.

### **Facilities Operating Costs**

Our current facilities operating costs include a monthly land lease payment of \$2500, and monthly modular lease payments totaling \$12,500 for a total of \$190,000 annually. This amount was \$250,000 annually until the 2010 school year when RMS aggressively renegotiated contracts with the vendors. Further, monthly utility (water, gas, electric) bills average \$1500 for a total of \$18,000. Added to these monthly costs, there are anticipated and unanticipated costs involved in cleaning, maintaining and repairing the facilities. These costs come to approximately \$15,000 annually.

If selected for a BEST grant, the new facility would greatly lower RMS' operating costs by eliminating \$190,000 annually in lease payments. This would allow RMS to pay for a full time maintenance worker as well as set aside ample reserves for repairs and upgrades to the facility in the future.

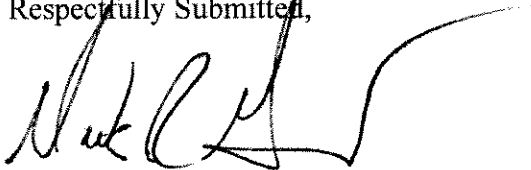
### **Community Support**

The Carbondale community and the Roaring Fork Valley in general are very supportive of this project. RMS is supported by parents, elected officials and businesses from around the state as evidenced by the countless of letters of support that we have. A few of these letters are attached and all are available for review.

As outlined herein, the inability of RMS to meet its match is unique. Due to RMS' status as a CSI school it is unable to access local tax dollars. RMS has done its due diligence, and has applied to or inquired with numerous foundations for matching funds. RMS is also willing to borrow matching funds but is unable to as described above. Further, RMS has engaged a fundraising campaign consultant and will be aggressively fundraising. RMS anticipates \$175,000 of funding from the CSI, the Gates Family Foundation, the USDA and the Aspen Community Foundation. RMS understands and appreciates the need for the RMS community to be invested personally in this project. While RMS would love to be able to offer more, it is not feasible in our small rural community, especially when the options of bond or bank financing are not possible and grant funding is severely limited.

Thank you very much for considering this waiver request.

Respectfully Submitted,



Mark Grice  
Head of School

## **BOND HISTORY AND INDEBTEDNESS**

### **4.1.1.3 The School District's Bond Redemption Fund Mill Levy Relative to the Statewide Average**

The CSI District has no mill levy.

The CSI District's Bond Redemption Fund Mill Levy is 0.

#### **4.1.1.5 History and Effort to Obtain Voter Approval for Bonded Indebtedness**

Because RMS is a CSI chartered school, there is no ability to issue a local bond election. RMS does not receive any funding from local RE-1 Bond and Mill Levy elections.

### **RATIONALES FOR WAIVER REQUEST**

#### **4.2.1.1 The waiver or reduction would significantly enhance educational opportunity and quality within the Applicant School:**

A new school facility would greatly improve the educational experience and quality. Currently, students work in classrooms that are often too hot or too cold because of an inefficient and unsafe heating and cooling system. In a Montessori classroom, students often work on the floor with tactile materials and it is particularly cold in the winter. The absentee rates increase during winter months due to increased incidences of illness, which may be partly attributed to a poor school environment.

Currently, enhanced educational opportunities are limited because RMS does not have a gym, water or storage space in the art room, and no language classroom. Due to space constraints RMS cannot incorporate technology into the curriculum. RMS does not have a science lab. This severely limits our ability to teach any subject that requires a lab including physics, chemistry, biology, earth sciences, etc. Further, RMS has always envisioned having a farm/garden school included in the program. A farm or garden school allows students to develop business plans as students decide what plants or animals they are going to grow or harvest, determine job descriptions and delegate individual duties, market the items to be sold and sell them. This real world experience allows for a tremendous learning opportunity and can be seen operating in many Montessori "farm schools".

#### **4.2.1.2 Cost of complying with the matching moneys requirement would significantly limit educational opportunity**

The entire cost of the facility project is approximately \$11M. It is realistically impossible that RMS could raise the entire 44% match (\$4.4M). The main reason is that RMS is not entitled to any local tax revenue that districts and charter schools authorized by the district have access to. An attempt by RMS to raise the entirety of its match through private donations and fundraising alone, would take a very long time, likely up to 10 years. Raising the funds through donations and fundraising alone would require the school to continue to operate in the existing facilities on the existing leased land. This would pose two major problems that significantly limit the educational opportunities offered by RMS:

First, RMS is housed on leased land. It has always been the understanding between the town of Carbondale and RMS that this is a temporary solution. The owners of the leased



land eventually plan develop the property into a mixed commercial/residential use.. RMS has a year-to-year lease. Therefore, once development plans are in place, RMS will have to relocate within a year. There is very limited opportunity to lease adequate land in this area. The cost of moving the modular buildings would be approximately \$125,000. This would be a very expensive endeavor for another temporary solution.

Second, RMS pays over \$190,000 annually in lease and facility payments. This money comes out of the per pupil revenue received. This large sum adversely affects the educational opportunities offered, such as not being able to afford teacher aides in classrooms with 24 or more students. Further, operational decisions at the school are typically made based solely on fiscal feasibility and not on improving the quality of education offered to RMS students. Currently, there is no money to hire an academic dean, or hire maintenance workers. RMS does not have the ability to set aside reserves for emergencies. As a result, all staff perform above and beyond their job duties, and assist with technology, maintenance, and administrative duties. A new facility will lower the annual facilities costs, and greatly improve the educational opportunities offered at RMS. A new facility would also allow RMS to operate with improved services, such as increased special education, improved specials offerings, technology enhancements, and physical education opportunities that are not currently available.

## STATUS OF GENERAL FUND AND CAPITAL RESERVES

### **4.2.2.1 The general fund and capital reserve fund balance as of November 2009**

The general fund balance as of February 2011 was \$84,000.

Since its inception, RMS has had to fundraise to cover shortfalls in the budget. The Mark Ross Montessori Foundation (MRMF), a 501c(3), was established in 2005 to serve as the fundraising arm of the school. Each year, one large fundraiser and several small fundraisers are held. RMS has been fortunate to also have a few very generous supporters who have donated money. Additionally, the MRMF writes grants as directed by the school board to assist with purchase of specific equipment. As of February 2010, the MRMF has an account balance of \$147,000. This will be used to cover a school operating budget deficit of approximately \$65K this year, pay a development coordinator and a capital campaign consultant (approx \$27K). These expenditures total \$92K in the 2010-2011 school year, leaving the MRMF in a financially precarious position.

Census data shows that the Roaring Fork Valley does not appear to be an overly poor region, however the reality is that the cost of living in the Valley is very high. Housing, food and gas all cost more than in urban areas of the state. We have a rural school community of approximately 150 families. Most of these families do not have the ability to donate large sums for a capital campaign. Approximately 22% of RMS students qualify for free and reduced lunch according to state guidelines. This percentage would be higher if we could take a cost of living adjustment into account. There are businesses in the community that are also supportive of RMS, but again, they are unable to contribute in significant amounts. The MRMF is hopeful that between its annual

campaign and annual fundraisers it will raise \$80K this year. This is a lofty goal given the current economic situation combined with the high cost of living in the Roaring Fork Valley. With the fundraising goals of MRMF and the current cash expenditures, MRMF expects to grant approximate \$50K toward the matching percentage request by the end of 2010.

#### **4.2.2.2 Commitments to the capital reserve fund**

RMS has made the commitment to put aside \$40,000 for building replacement and \$30,000 for capital improvement/maintenance per year

#### 4.2.2.3 Bond History

See section 4.1.1.5

#### 4.2.2.4 Changes in insurance costs

No impact on waiver request

#### 4.2.2.5 Changes in Salaries

The teachers at RMS received an average salary of \$42,760 in 2009. This is well below the 2007 state average which was \$49,112 according to the CDE website. Salaries for the highly qualified and dedicated staff at RMS cannot be further reduced.

#### 4.2.2.6 Other Increased Expenses

No impact on waiver request

#### 4.2.2.7 Changes in Enrollment

No impact on waiver request

#### 4.2.2.8 Changes in Revenue

The decreasing per pupil revenue since 2009 has adversely affected RMS's ability to operate within its budget. As a result, RMS continues to rely on outside fundraising efforts instead of being able to fully operate within its means as was planned 6 years ago.

#### 4.2.2.9 Additional Projects Undertaken

No impact on waiver request

#### 4.2.2.10 Upgrades to Technology, textbooks, facilities or other upgrades

No impact on waiver request

#### 4.2.2.11 Recent unexpected Maintenance

While ostensibly the lease nature of the buildings would obviate some of the maintenance costs, the maintenance done by the leasing companies consists mostly of fixing things that would not realistically require fixing in a real building in the foreseeable future (>10 years). The soft costs of the building maintenance requires is significant - a minimum of \$5,000 this year alone.

#### 4.2.2.12 Planned Maintenance or Equipment Replacement

Please refer to the BEST project request.

#### 4.2.2.13 Busses and Capital Purchases

No impact on waiver request

#### 4.2.2.14 Additional Circumstances that make it Financially Impractical or Impossible to Provide the Matching Contribution

None beyond what has been outlined in this waiver request.

**From:** ian.exelbert@usbank.com

**To:** michael@carricarte.com

**Subject:** Ross Montessori School

**Date:** Mon, 5 Apr 2010 12:30:58 -0500

Michael,

It was nice talking to you about the construction of a new Ross Montessori School in Carbondale, CO. This is a really exciting request and a great opportunity for a well respected Public Charter School.

In order for us to continue to move forward with this request, we would need you to ensure that US Bank would be in first position on the related land and school building. We would also need to receive three years of historical financial information as well as your financial projections for the future. This will need to include a Balance Sheet, Income Statement and cash flow.

Please submit this information as soon as possible and keep us posted on your progress.

I wish you the best of luck on this exciting venture.

Ian Exelbert  
Market President  
U.S. Bank, National Association  
1901 Grand Avenue  
Glenwood Springs, CO 81601  
Phone: (970) 384-9234  
Fax: (970) 945-8185  
Cellular: (970) 319-8844  
ian.exelbert@usbank.com  
DN-CO-7024

U.S. BANCORP made the following annotations

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Electronic Privacy Notice. This e-mail, and any attachments, contains information that is, or may be, covered by electronic communications privacy laws, and is also confidential and proprietary in nature. If you are not the intended recipient, please be advised that you are legally prohibited from retaining, using, copying, distributing, or otherwise disclosing this information in any manner. Instead, please reply to the sender that you have received this communication in error, and then immediately delete it. Thank you in advance for your cooperation.  
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February 25, 2011

Best Grant Board  
1525 Sherman Street, Suite B17  
Denver, CO 80203

RE: Ross Montessori School Financing

To whom it may concern:

Alpine Bank is unable to provide financing for the purchase of land and the construction of a new school for Ross Montessori School. I understand costs could run to the \$10 million level and that is not something that Alpine Bank could finance.

The Ross Montessori School has been a part of the Carbondale community for a number of years as well as a customer of Alpine Bank and they are a valuable asset to not only the community but also to the bank.

If you have any questions please contact me at 970-704-3104 or through email at [richardfuller@alpinebank.com](mailto:richardfuller@alpinebank.com).

Sincerely,

A handwritten signature in cursive script, appearing to read "Richard Fuller".

Richard B Fuller  
President

**Re: DOLA grant questions**

Wednesday, December 8, 2010 1:05 PM

From: "Becky Murray" <Becky.Murray@state.co.us>

To: "Tami Cassetty" <tamicassetty@yahoo.com>

Hi Tami,

Unfortunately, the CDBG and CSBG funds are federal dollars and cannot be used as match for any grant.

---

Becky Murray

Federal Grants Program Manager

Colorado Department of Local Affairs

Division of Local Government

1313 Sherman St., Room 521

Denver, CO 80203

Work: 303-866-2818

Fax: 303-866-4819

[becky.murray@state.co.us](mailto:becky.murray@state.co.us)

[www.DOLA.Colorado.Gov](http://www.DOLA.Colorado.Gov)>>> Tami Cassetty <tamicassetty@yahoo.com> 12/8/2010 12:56 PM >>>

To Ms. Murray,

Ross Montessori School, located in Carbondale CO, is a public charter school serving over 220 children in grades preK-8. Our school is in its sixth year of operation and we have shown tremendous growth in both student population and in student achievement since opening our doors. The school is currently housed in temporary facilities on leased land and we are desperately in need of a new facility.

We are applying for a BEST (Building Excellent Schools Today) grant from the Colorado Department of Education in order to help us with a new facility. Part of the BEST application process requires that we raise a certain portion of matching funds of our request. In looking at your website, it appears that school districts can apply for funding, but it is not clear whether individual schools can apply. Also, if we did apply, would the application be due next December 1 with funds not available until April of 2012 if we were awarded funding?

Please feel free to contact me at 970-618-7198 or at [TamiCassetty@yahoo.com](mailto:TamiCassetty@yahoo.com) with any further questions or clarifications.

Thank you so much for your time and assistnace with these questions.

Tami Cassetty

Ross Montessori School Board Member



Friday, December 10, 2010 10:37 AM

**Grant Inquiry**

From: "Info" <info@gatesfoundation.org>

To: "tamicassetty@yahoo.com" <tamicassetty@yahoo.com>

Dear Ms. Cassetty,

Thank you for contacting the Bill & Melinda Gates Foundation.

While we appreciate how important your request is for support of Ross Montessori School, the foundation's Education initiative does not accept letters of inquiry or unsolicited proposals. Instead, we have found that proactively identifying and supporting education projects, rather than responding to inquiries for funding and partnership, is the most effective way for the foundation to work towards our goal of helping all students achieve.

The foundation's Education initiative works to improve college readiness and postsecondary success rates for all students, particularly those from historically underserved populations. We believe that education is the broadest avenue to opportunity and the most influential factor in ensuring that children will grow up to reach their greatest potential. Our goal is to ensure that 80 percent of students will graduate from high school prepared for college, and to double the number of low-income young adults who earn postsecondary degrees or certificates by age 26. In pursuit of these goals, the foundation supports the creation of new schools and the redesign of struggling schools to promote high expectations, deliver a rigorous curriculum, empower effective teachers, and promote caring relationships between adults and students.

Our Education initiative also works to provide children with opportunities for quality early learning in Washington state and funds scholarship programs that reduce financial barriers to higher education for low-income and minority students.

For more information about the Education initiative please visit [www.gatesfoundation.org/united-states/Pages/united-states-education-strategy.aspx](http://www.gatesfoundation.org/united-states/Pages/united-states-education-strategy.aspx).

We wish you all the best.

Sincerely,

Bill & Melinda Gates Foundation  
Grants Inquiry  
[www.gatesfoundation.org](http://www.gatesfoundation.org)

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

From: Tami Cassetty [mailto:[tamicassetty@yahoo.com](mailto:tamicassetty@yahoo.com)]

Sent: Wednesday, December 08, 2010 04:37 AM

To: Info

Subject: Grant Inquiry

To Whom It May Concern,

Ross Montessori School, located in Carbondale CO, is a public charter school serving over 220 children in grades preK-8. Our school is in its sixth year of operation and we have shown tremendous growth in both student population and in student achievement (97% of third graders were proficient or advanced in last year's

CSAP results) since opening our doors. The school is currently housed in temporary facilities on leased land and we are desperately in need of a new facility.

I have looked on your website and it appears that the Gates Foundation does not take unsolicited proposals or letters of inquiry, but I wanted to make sure I am not missing an opportunity. We are applying for a BEST (Building Excellent Schools Today) grant from the Colorado Department of Education in order to help us with a new facility (approximately \$11M total project budget). Part of the BEST application process requires that we raise a certain portion of matching funds (approximately \$500,000 at the minimum) of our request. Would the Gates Foundation be able/interested in an RFP from Ross Montessori School to help us raise these matching funds? If so, would you want us to apply before the BEST grant is officially awarded in August 2011 or before?

Please feel free to contact me at 970-618-7198 or at [HYPERLINK "mailto:TamiCassetty@yahoo.com" TamiCassetty@yahoo.com](#) with any further questions or clarifications.

Thank you so much for your time.

Tami Cassetty

Ross Montessori School Board Member

Thursday, December 16, 2010 11:03 AM

**RE: Grant Inquiry**

From: "Julie Lerudis" <Lerudis@boettcherfoundation.org>

To: "Tami Cassetty" <tamicassetty@yahoo.com>

Hello Tami,

Currently, the Foundation's Board of Trustees is re-evaluating our grantmaking guidelines and strategy in an effort to more strategically serve the capital needs of Colorado nonprofits and communities. This process is slated to be completed by 2012, and we will begin taking applications for grants again at that time.

The Boettcher Foundation expects to continue to serve Colorado-based nonprofit organizations with their large capital projects, and is interested in learning more about your school's endeavor. Please visit our website at [www.boettcherfoundation.org/grants](http://www.boettcherfoundation.org/grants) to complete a form which will then allow us to contact you when the revised guidelines become available.

Until then, the Foundation extends its best wishes to Ross Montessori School and the successful completion of the BEST application process.

Sincerely,

**Julie T. Lerudis, CPA**  
Director, Grants Program

**Boettcher Foundation**

600 17th Street, Suite 2210 South  
Denver, Colorado 80202  
Phone 303.534.1937/800.323.9640  
Lerudis@BoettcherFoundation.org  
[www.BoettcherFoundation.org](http://www.BoettcherFoundation.org)

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**From:** Tami Cassetty [mailto:tamicassetty@yahoo.com]  
**Sent:** Thursday, December 09, 2010 2:05 PM  
**To:** Grants  
**Subject:** Grant Inquiry

To Whom It May Concern,

Ross Montessori School, located in Carbondale CO, is a public charter school serving over 220 children in grades preK-8. Our school is in its sixth year of operation and we have shown tremendous growth in both student population and in student achievement since opening our doors. The school is currently housed in temporary facilities on leased land and we are desperately in need of a new facility.

We are applying for a BEST (Building Excellent Schools Today) grant from the Colorado Department of Education in order to help us with a new facility. Part of the BEST application process requires that we raise a certain portion of matching funds of our request. Would the Boettcher Foundation be able/interested in an RFP from Ross Montessori School to help us raise these matching funds? If so, would you want us to apply before the BEST grant is officially awarded in August 2011 or before? If the Boettcher Foundation is not considering grants for assistance with BEST grant matches, could you please email me a letter stating this as

this will also help us with our application.

Please feel free to contact me at 970-618-7198 or at [TamiCassetty@yahoo.com](mailto:TamiCassetty@yahoo.com) with any further questions or clarifications.

Thank you so much for your time.

Tami Cassetty

Ross Montessori School Board Member



December 29, 2010

Tami Cassetty  
Ross Montessori School  
407 Merrill Avenue  
Carbondale, CO 81623

Dear Ms. Cassetty,

Thank you for contacting the Daniels Fund regarding potential funding for the Building Excellent Schools Today (BEST) program. We enjoyed learning more about your school and your efforts to secure funding to build your new facility.

As you know, our funding in the K-12 Education Reform area emphasizes improving the quality of the educational system to ensure increased student achievement. During 2010, our board spent significant time focusing our funding strategies to ensure our resources are directed to highly impactful and reform driven programs. The board specifically focused on charter schools as a means to achieve those ends but has placed an emphasis on operational funding, not on facilities support. This is in line with their previous decision to support charter school facility needs through the Charter School Development Corporation ([www.csdc.org](http://www.csdc.org)).

I hope this information is helpful. We wish your school and students continued success and thank you for all you are doing to ensure youth have the best opportunities to maximize their academic achievement.

Sincerely,

A handwritten signature in cursive script that reads 'Barbara Danbom'.

Barbara Danbom  
Senior Vice President, Grants Program

Thursday, December 9, 2010 10:09 AM

**RE: Question about Funding**

From: "applications" <applications@charterschoolgrowthfund.org>  
To: "Tami Cassetty" <tamicassetty@yahoo.com>

Tami,

Thank you for your interest in the Charter School Growth Fund (CSGF). Based on the description of Ross Montessori, your eligibility for funding would be predicated on meeting some general criteria, including at least 3 years of operational history, a plan to grow your school into a network of schools, and serving students in traditionally underserved categories (i.e. minority and socio-economically dis-advantaged students).

While you have at least 3 years of operational history, it is not clear that you are intending to grow into a network of schools or the profile of your typical student. If indeed you are intending to grow your number of schools and serve traditionally under-served students, you can start an application by creating a profile and submitting your student achievement data. You can find out how to create the profile and prepare your achievement data in the CSFG required format at the following URL:  
[http://www.charterschoolgrowthfund.org/apply\\_process.html](http://www.charterschoolgrowthfund.org/apply_process.html).

With respect to your question about a BEST grant from the CDE, we do not formally position ourselves as a matching grant funder. However, if a Colorado charter school or CMO met our eligibility requirements and passed our application and due diligence process, we would provide funding to help it grow. In that case, the school or CMO might be able to use that commitment as part of a BEST application. Generally speaking, from the time of an initial submission of achievement data through the final due diligence phase, the process can take 6 to 9 months to complete. We would need additional clarification on what you mean by a letter saying we are not considering grants for assistance with BEST before determining if we could write it and what it should contain.

If this message doesn't fully answer your questions, please feel free to let us know. We appreciate your efforts to provide quality public education to deserving students.

Best,  
Charter School Growth Fund

---

**From:** Tami Cassetty [tamicassetty@yahoo.com]  
**Sent:** Wednesday, December 08, 2010 2:04 PM  
**To:** applications  
**Subject:** Question about Funding

To Whom It May Concern,

Ross Montessori School, located in Carbondale CO, is a public charter school serving over 220 children in grades preK-8. Our school is in its sixth year of operation and we have shown tremendous growth in both student population and in student achievement since opening our doors. 97% of our third graders were proficient or advanced on last years standardized testing and we have shown academic growth every year. The school is currently housed in temporary facilities on leased land and we are desperately in need of a new facility.



We are applying for a BEST (Building Excellent Schools Today) grant from the Colorado Department of Education in order to help us with a new facility. Part of the BEST application process requires that we raise a certain portion of matching funds of our request. Would the **Charter School Growth Fund** be able/interested in an RFP from Ross Montessori School to help us raise these matching funds? If so, would you want us to apply before the BEST grant is officially awarded in August 2011 or before? If the **Charter School Growth Fund** is not considering grants for assistance with BEST grant matches, could you please email me a letter stating this as this will also help us with our application.

Please feel free to contact me at 970-618-7198 or at [TamiCassetty@yahoo.com](mailto:TamiCassetty@yahoo.com) with any further questions or clarifications.

Thank you so much for your time.

Tami Cassetty

Ross Montessori School Board Member

**RE: Possible Grant from Ross Montessori School**

Tuesday, January 11, 2011 2:29 PM

From: "Lisa Flores" <lfflores@gatesfamilyfoundation.org>

To: "Tami Cassetty" <tamicassetty@yahoo.com>

Tami –

Thank you for your interest in applying to the Gates Family Foundation for consideration of a grant for the Ross Montessori School. The Foundation will be interested in reviewing a request after the school has received a response from the Colorado Department of Education regarding its proposal for a BEST grant. When Ross Montessori applies for a grant from Gates, know that the school is eligible to request 5-10% of the private funds raised for the capital campaign (often these dollars take the form of the matching grant funds).

Please let me know if I can answer any additional questions you might have regarding this project and a potential proposal to the Gates Family Foundation.

Sincerely,

Lisa Flores  
Senior Program Officer  
Gates Family Foundation

**From:** Tami Cassetty [mailto:tamicassetty@yahoo.com]  
**Sent:** Tuesday, January 11, 2011 9:53 AM  
**To:** Lisa Flores  
**Subject:** Possible Grant from Ross Montessori School

Hi Lisa,

Thank you for talking with me a few weeks ago about the possibility of applying to Gates Family Foundation for capital construction funding to help us raise part of our match for the BEST grant from the Colorado Department of Education. Ross Montessori School (RMS) does intend to apply for a grant after we learn if we have been awarded BEST grant funding. This should be known by the end of June.

In our application, we have been asked to demonstrate that we have talked to numerous funding sources and have made sure all opportunities are explored. I understand that you have told me that our grant request would be more likely to be funded if we had raised a large percentage of our match prior to applying to Gates. We anticipate applying for a \$25,000 grant (approximately 5% of our total matching funds) to be reviewed during your board meeting in either July or October of 2011 assuming we are funded by BEST. I am hoping that you can give me a brief written confirmation (email is fine), saying that we have talked and that Gates Family Foundation would consider a request from RMS for capital construction funds.

Please feel free to call me with any questions or email me anytime. I can be reached at 970-618-7198.

Thank you so much for your time and support.

Sincerely,  
Tami Cassetty

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## Invitation to complete Application for Funding

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**From :** Valerie Carlin <valerie@aspencommunityfoundation.org>

Wed Feb 16 2011 2:49:50 PM

**Subject :** Invitation to complete Application for Funding

**To :** TamiCass@comcast.net

Hi Tami,

We would like to invite Ross Montessori School to complete the full Application for Funding. Please go to [www.aspencommunityfoundation.org/myapplications](http://www.aspencommunityfoundation.org/myapplications) to log into your account. On your homepage there will be a link for the Application for Funding.

Thanks,  
Valerie

Valerie Carlin  
Program Officer  
Aspen Community Foundation  
110 E Hallam St, Ste 126  
Aspen, CO 81611  
970/925-9300 ph  
970/920-2892 fx  
Valerie@AspenCommunityFoundation.org  
AspenCommunityFoundation.org

Aspen Community Foundation was named Aspen Chamber Resort Association's 2010 Nonprofit of the Year.

Become a fan on [Facebook](#) and follow us on [Twitter](#).

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# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** ROSS MONTESSORI SCHOOL

**Sort Order #:** 182

**County:** CSI

**Applicant Priority #:** 1

**Project Title:** New PK-8 Charter School

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

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

### Educational Programming:

The mission of Ross Montessori School (RMS) is to provide an authentic Montessori education from prekindergarten through 8th grade to children in the Roaring Fork Valley. Each student's intellectual, emotional, social, physical and spiritual needs are addressed. The ultimate goal is to develop competent, responsible, and independent global citizens who are innovative problem-solvers and lifelong learners. Strong parent participation and commitment to high quality education further enhance the unique educational experience.

Since inception, RMS has worked diligently to attract and maintain a diverse student body that is representative of the Roaring Fork Valley. Continual outreach efforts have been made particularly within the Latino community and all written information is available in Spanish. RMS has several bilingual staff members who assist with integrating the Spanish speaking community into RMS as well. Additionally, RMS has had a bus and hot lunch service since opening in order to attract students from lower socioeconomic groups. Most recent demographic results from Garfield County indicate that 25% of the population is Latino. RMS is currently 22% Latino, 6% other ethnic minority groups (Asian, Pacific Islander and African American) and 72% Anglo. 22% of RMS's students qualify for the free and reduced lunch program.

Despite inadequate facilities, RMS students have demonstrated increasing academic performance each year with 97% of third graders reading at the proficient or advanced level in 2009 CSAP results. The highly qualified staff provides an outstanding academic and extracurricular program. The families who enroll their children at RMS are highly involved and volunteer at the school in a variety of ways including fundraising activities and school maintenance.

### Facilities and Maintenance:

Six years later, RMS has grown and serves 225 students from Rifle to Snowmass. Preschool and Junior High classes have been added. Three additional modular buildings and additional land have been leased to accommodate this growth. RMS has reached maximum capacity at the current location. There is no additional land to be leased and no more room on the current site for additional buildings.

The school budget is consumed largely by staff salaries and benefits as well as the high cost of leasing the land and modulares. Because of a limited budget, the school cannot currently afford a full time maintenance worker, but does have regular janitorial staff. Because of the lack of a maintenance staff, the entire staff and many parents assist with maintenance duties to keep the school as functional as possible, though there is not enough time in the day for all maintenance to be done. The modular buildings clearly exhibit the wear and tear of housing hundreds of students and faculty over the past six years and more costly repairs are needed as time progresses.

### Reasons for Pursuing a BEST grant:

While the school has progressed tremendously, the current facilities prevent RMS from progressing further and in fact, are a detriment to the school. Many potential families who understand and value the Montessori philosophy do not ultimately enroll their children at RMS because they cannot get past the fact that the school is in an unsafe location and the facilities are less than ideal. RMS has lost students to other schools solely because of the quality of the facilities.

RMS is pursuing a BEST grant for the construction of a new school because our current location and facilities are unsafe, inadequate and do not support a quality educational experience. The RMS community has grown stronger and more successful each year, but attracting and retaining faculty and students will be very difficult without a new facility and site.

**Issue:** New School

### Deficiencies Associated with this Issue:

It is important to note that while the Parson's Assessment about RMS report was largely inaccurate and contested, not all of the inaccuracies in that report have been corrected. RMS takes exception to the comment that our building replacement value is \$3.2M. The modular buildings that comprise our campus could be purchased new for approximately \$1M in today's dollars. Also, the assertion that our facilities should last for 30 years is difficult to understand. The largest modular on our campus is only 5.5 years old and is showing serious signs of degradation despite our best attempts to maintain it properly. During the first half of the 2010-2011 school year, RMS has already spent close to \$6000 in repair and maintenance costs. The unsafe state of the facility and its infrastructure are detailed below.

First, all RMS modular buildings are made with wood framing. There are no sprinkler systems, no fire doors, and no telephone system/intercom that allow communication from one building to another. In the event of a fire, communication would have to happen through cell phones or by physically going from modular building to modular building. This is time consuming and unsafe. The buildings would burn quickly if a fire were to occur and likely result in total destruction of the school.

Second, there are no solid foundations under any of the modular buildings. They all sit on raised concrete blocks. Consequently, the building settles and causes doors to not close or lock properly, and also causes cracks in the flooring. In fact, an interior wall in the art room actually broke loose due to building settling. Because of a poor foundation and the fact that the modular building skirts cannot be adequately sealed, there are many rodents residing underneath the buildings posing a health issue. Several mice and rats are caught weekly throughout the year in all of the classrooms. There have also been several sightings of skunks and marmots on the property.

Third, the electrical system is unsafe and defective. The electrical box itself is housed outside the building and is poorly secured. Ice accumulates on the electrical box and poses a safety risk (see attached picture). The library and junior high modular buildings are wired for 208-volt, not the 220-volt that the HVAC system requires. There are inadequate outlets in all of the classrooms and common areas and several computers have shorted out and people have received shocks.

Fourth, the HVAC system is ineffective and highly inefficient. For one room to be comfortably heated, the adjacent room becomes unbearably hot and the windows must be opened to cool it down. The opposite happens when the air conditioning system is operating. The air quality in the main building was rated poor by the Parson's assessment with high levels of carbon dioxide. The bathrooms have limited ventilation and smell bad. There is clearly not an effective air exchange.

Fifth, the siding is bowed in numerous places in all of the modular buildings indicating water infiltration. During January of 2009, water seeped through the walls in two of the Kindergarten rooms. It damaged materials in the classrooms and created huge puddles of water. This poses a mold concern and makes insulation very ineffective. Of course, heating and cooling bills are very expensive. Additionally, the roof leaks in several places. Numerous leaks have been fixed only to have new ones appear. In January 2009, the roof had another huge leak in the common area that came perilously close to damaging the school's only \$5,000 smart board. Several ceiling tiles are damaged (one fell down due the weight of the water) and a large trashcan was in place to catch the drainage from the roof in the common area until it could be fixed. These problems seem to be never ending.

Sixth, rain gutters ice up in the winter and ice damming is evident. Dangerous icicles form on the gutters above student walkways. There is also extensive ice buildup at the entrance to the school and between modular buildings on the west side. When the modulares were placed on site, there was no thought about taking advantage of passive solar effects; they were placed to maximize playground space and accommodate water and sewer easements. The north facing entrance is a serious hazard and many staff, students and family members have fallen and been injured. Although these areas are shoveled and salted regularly, ice accumulation is an ongoing problem.

Seventh, three modular buildings that house student classrooms, the art room, the music room and the library have no water supply or sanitation facilities. This requires students to walk unsupervised to and from the main building when they go to the restroom or when they need to wash or get a drink of water.

Eighth, two of the modular buildings listed above are not handicapped accessible. The main building has two ramps, but they do not meet code requirements.

Ninth, the existing sewer system is very inefficient. Toilets back up weekly and sewer lines have had to be cleared several times. One sewer problem was so severe that school was almost cancelled for a day because of lack of sanitation.

Tenth, there is no shade on the playground, which is fully exposed to southern sun. The students are outside for recess and outdoor education year round as there is no indoor facility for physical education. Several artificial shades have been tried over the years, but high winds either rip them or blow them away. The effects of exposure to harmful UV rays are well documented and high temperatures in the early fall and late spring pose overheating risks.

Finally, the school building is located directly over a main sewer line. The sewer line is located four feet below the ground. Three classrooms, the kitchen area and an office are in the path of the sewer line. The town of Carbondale's water main is located ten feet from the corner of the main school building. The town approved the construction of a temporary school building with a five-year window because of this issue. After five years, the site was to be vacated or pay to have the sewer line moved to a different location. The end of the current school year surpasses the five-year window.

In conclusion, there are countless structural and safety issues with the existing building and site. Several of the above noted deficiencies were not included in the Parson's assessment, but should be included when all of the corrections to this assessment are finished. It is not possible to mitigate enough of these factors in a cost effective manner to provide a safe educational experience for our students.

**Proposed Solution to Address the Deficiencies Listed Above:**

If we moved the modular buildings to another site, the school would continue to be unsafe for all of the reasons listed above. Therefore, the only solution is to build a new facility on a safe, new site.

In 2009, a design committee made up of teachers, administration, students, parents, Studio B Architects, Hutton Architecture Studio and Fenton Construction came up with a sustainable, inspiring and cost effective facility to house the new RMS. There has been extensive attention given to maximizing usage of each square foot of the facility, so many spaces serve multiple purposes. The building that was designed from this process is an efficient, sustainable, easy to maintain and most importantly, provides the students with a safe and greatly enhanced learning environment.

The new facility program is shown below. As stated before, much attention has been given to maximizing the usage of each space. Maximum efficiency with minimal facility footprint to minimize building costs was considered during each step of the design phase. As a result, the building will be two stories and be configured in an efficient rectangular shape. Further, great attention has been given to maximizing the use of passive solar as well as minimizing the aesthetic impact both on the surrounding neighbors and on the landscape. Finally, adjacencies were very important in deciding which programs went where as it is important to keep the youngest children on the first floor but still have them able to access all of the special classes such as art and music.

**Classrooms**

| Number                       | Square Ft | Total Square Feet |
|------------------------------|-----------|-------------------|
| Primary (ages 3-6)           | 3990      | 2970              |
| Lower Elementary (ages 6-9)  | 5900      | 4500              |
| Upper Elementary (ages 9-12) | 4900      | 3600              |
| Erdkinder (ages 12-14)       | 2900      | 1800              |
| Restrooms (dispersed)        | 1240      | 480               |
| Storage rooms (dispersed)    | 1225      | 380               |

**Specialized Areas**

| Number                           | Square Ft | Total Square Feet |
|----------------------------------|-----------|-------------------|
| Multipurpose/Cafeteria           | 11500     | 1500              |
| Gym/Assembly                     | 14200     | 4200              |
| Gym Office/Storage               | 1250      | 250               |
| Foreign Language                 | 1550      | 550               |
| Art (includes storage)           | 11100     | 1100              |
| Music/Storage                    | 1900      | 900               |
| Science Lab                      | 1990      | 990               |
| Full Day Room                    | 1200      | 200               |
| Break Out Rooms (including SPED) | 3120      | 360               |
| Library/Media                    | 1800      | 800               |

**Support Areas**

| Number                      | Square Ft | Total Square Feet |
|-----------------------------|-----------|-------------------|
| Directors Office            | 1120      | 120               |
| Academic Dean               | 1100      | 100               |
| Health Room                 | 1120      | 120               |
| Business Manager            | 1100      | 100               |
| Public Restrooms            | 2200      | 440               |
| Administrative Storage Room | 180       | 80                |
| Conference Room             | 1160      | 160               |
| Staff Workroom/Lounge       | 1250      | 250               |
| Reception/Welcome Area      | 1300      | 300               |
| Staff Restrooms             | 245       | 90                |
| Kitchen                     | 1400      | 400               |
| Custodial Closet            | 1150      | 150               |



Total Net Area of Facility 26,890

Total Gross Area (x1.32) 35,495

The total programming of the new facility approximately doubles the space currently available and provides the school with many more opportunities to provide a well-rounded education with dedicated spaces for physical education, science, special education and so on. Additionally, there are three more classrooms in the new facility. One lower elementary, one upper elementary class and one Erdkinder class have been added. The addition of these classrooms is justified by the waitlists that RMS has every year. Further, the population of Carbondale and Garfield County is expected to continue to increase at a rate of approximately 3% annually. There are more classrooms for younger students than for older ones to account for attrition due to people moving away and transferring to other schools. Montessori education is most beneficial when a student is exposed from a young age and it is difficult to transition into a Montessori program from a more traditional school after 3rd grade. Therefore, RMS does not actively recruit students past age 8.

### Technology Plan

We intend to create an interactive school that has a building that is itself set up to be a science laboratory for sustainable study, design, and education. The building will be equipped with multiple water usage meters, temperature readings around the building and outside, adjustable shades, opening windows, light readings, sun readings, roof albedo readings, electric meter readings, and other energy data. This data will be collected and recorded in a central location. The students can monitor this data and decisions can be made about what kind of lunches to serve (based on energy and water consumption), adjusting thermostats, adjusting shades, etc. and examine the feedback on these decisions. This data will be placed on the school website. Students will have feedback from their energy behavior (turning off appliances and lights, turning down thermostats in the winter, up in the summer, etc.). This feedback to students will educate students and therefore, help them in their decisions about energy usage.

The bus will be equipped with a GPS that sends data to the school. This data can be analyzed to adjust the bus route, inform the school when the bus will arrive due to weather delays or traffic, calculate mpg, and other useful information.

Some of the custodial work can be performed by robots such as vacuuming carpets, sweeping and washing floors and trash pickup. The students can monitor these robots and reprogram the robots to be more efficient based on the data they collect. We will save on personnel costs and increase student connectivity to their behavior and the maintenance costs.

Wall monkey robots will be used. Basic duties include closing unattended windows, checking thermostats, and adjusting blinds. The machines would also signal to building occupants (the signals could range from polite voice feedback to whimsical but meaningful hand gestures) when building users are wasting energy. Besides energy savings, the wall robots would have other benefits related to occupant satisfaction, including thermal comfort, acoustical performance, and access to fresh air. All of these benefits would enhance the building environment leading to a better learning situation and the measurable yardsticks of test scores, discipline numbers and days absent would demonstrate the positive effects.

Cameras will be used to monitor human and vehicle traffic in and around the school. Parking lot redesign through use of movable barriers would be based on the data collected by digital analysis of the video from the cameras. The human traffic in the building would be used in conjunction with the other data (temperature, energy usage, etc.) to adjust the building controls. The cameras would also provide an additional level of security.

On a macro level, the information collected from multiple technologies would help drive decisions such as the daily schedule, the year long calendar, when to have testing, when to schedule special programs, and so on.

Appropriate classrooms will be equipped with smartboards and computers. Vernier equipment will be used in math, science and engineering classes.

In the geographic area that our identified pieces of land are located, there are limited options as far as internet connectivity. One option would have direct T1 access or wireless Internet from Skybeam. The other location would be limited to a Qwest line that could be either high speed DSL or possibly a T1 in the time frame of our construction.

We will install a wireless system with multiple access points throughout the building. Direct cabling from the router to the office, science room and library would give redundancy and reduce the wireless network traffic by the highest bandwidth users. Currently we use Powerschool for school data. Powerschool is Internet accessed and the school district servers are located in Denver (as well as backups).

We will have a security system with cameras and motion detectors (indoor and outdoor). The cameras will be accessible off-site

though the Internet and remote access through iPhone/smartphones. Backup will be a DVR system.

An intercom (digital - duplex) system will be installed throughout the campus for security and general communication.

The bulk of the central technology equipment (routers, security, fire alarms, telephone, etc.) will be located in a communications room with a connected UPS backup system.

The telephone system will also be a redundant intercom system.

Access control will be limited to the front doors. The rest of the campus will have limited access due to fencing. Front doors will have card/combo access.

### **How Urgent is this Project:**

This is an urgent matter. The current facilities are not safe or sustainable. Repair and maintenance costs increase every year while the quality of the facility deteriorates despite best efforts to maintain it. If a disaster were to occur, RMS is not set up to handle it in an efficient manner and the possibility of a total loss of facility is high. The founders never intended for the modular buildings to be the final facility plan for RMS, but that was the only viable option at the time to get the school operational.

Since the inception of the school, there have been board discussions about the long term strategy for survival of RMS and having a safe and permanent facility have always been part of the plan. Before the BEST grant was an option, the board had discussed the possibilities of building a new building by financing with bank loans or working with specialized firms dealing with charter school construction and lending. While these options are still a possibility, they would require us to be in the existing unsafe facility for at least 5-10 more years and may result in the ultimate demise of the school as parents grow weary of seeing their children in a poor environment and staff become less enthusiastic when working in less than ideal conditions and often have to spend time doing maintenance duties rather than focusing on the educational needs of the students. The BEST grant has given RMS the opportunity to give students and staff the facility they deserve in a timely manner. The entire construction phase is expected to be 12-18 months depending on the land infrastructure needs. RMS anticipates construction would begin in January 2012 and the new school would be ready for operation during either after Christmas break of 2012 or for the beginning of the 2013-2014 school year.

**What is the Cost Associated with this Issue:**        \$8,514,996

**Issue:** Land Purchase

### **Deficiencies Associated with this Issue:**

The existing school location itself poses many problems. Six years ago, there were plans in place for developing the current site into a 17 acre mixed use commercial/residential development and the founders had thought that a school would be a great asset to this project. While the plans are still in place, they have been put on hold indefinitely due to the poor economic climate. There are Federal Express delivery, construction, and waste disposal trucks on one side. In the cold winter months, these trucks idle for prolonged periods every day just as students are coming to school, exposing them to harmful diesel fumes. In another adjacent business, hazardous wastes are kept in open barrels less than 10 yards from the playground. The founders had incorrectly assumed that law and code enforcement officers would ensure that this does not happen. Trucks drive near the campus frequently and even though 15 mph speed limit signs are posted, many do not follow the law. It is dangerous for students to cross the street to go to town or to the open space across the street. Students often go to both of these areas for outdoor education or educational field trips. There are homeless people living on the property surrounding the school campus. This is a safety concern. Additionally, RMS is within 4 blocks of four medical marijuana dispensaries and one liquor store. As the school has grown, the parking lot has not been able to accommodate the increased traffic and also poses major safety concerns. There are no clearly marked walkways and students need to walk through the drop off lane from the parking lot. The gravel surfacing makes it very challenging to mark off safety zones. Lighting is insufficient in the parking lot and front of the building making it very dark and hazardous at night as well as inviting to some criminal activity. There has already been one break-in at the school and security cameras had to be purchased as a result. It is obvious that the current location in its current state is not safe.

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

Because the location itself is poor for a school, moving the school is the only option.

RMS has understood the need to move to a safe location from its inception. To this end, a land committee was formed five years ago to search for an appropriate parcel of land. The land committee is made up of 3 local realtors, a general contractor, a land use planner, a board member and the head of school. The land search has been extensive and creative. The goal for the land committee is to find a suitable building site in or near Carbondale for as little money as possible. This committee has met regularly and property from Glenwood Springs to Basalt have been researched and discussed. Since 2006, over 100 potential properties have been identified and at least 30 of them have been actively researched. However, the majority of these properties didn't work

for a wide variety of reasons.

Land in Carbondale and the Roaring Fork Valley is expensive. Initially, the land committee approached several ranchers who own large pieces of property about donating land. The Nieslanik, Giannetti, Rodgers, Bailey, Cerise, Turnbull and Perry families were approached. All of these ranchers are very savvy and know the value of their land and were not willing to donate, although some were willing to sell land at market price, which is beyond the school budget. Additionally, most would only sell RMS more land than was needed for our school, resulting in a waste of money.

The next action taken was to determine if any existing facilities could be renovated into a school understanding that at least 30,000 square feet of space was needed to accommodate 280 students and 30 staff. As stated previously, RE-1 owns several buildings in town. RE-1 would not consider leasing or selling the former school (Carbondale Elementary School) to RMS. That property was transferred to the town of Carbondale with a deed restriction placed by RE-1 that banned RMS, or any other K-12 school from using the property. Partnering with RE-1 in other facilities is not an option. CSI does not own any land or facilities in this area. There is a vacant mining facility located just over a mile out of town, but due diligence efforts showed that this site was unsafe. The Sopris Shopping Center was considered, but the owner of the property would not sell for a price that the school could afford. The last existing facility in town that could be converted into a school is City Market. The current City Market is slated to move to a new development called the Crystal River Marketplace next year. Unfortunately, the developer of the Crystal River Marketplace has been in contentious negotiations with the town for over 10 years and the certainty of when the development will take place is unclear so this is not a viable option due to the timing.

Moving the school to a more remote site that offered enough acreage for an affordable price was considered as well, but in the end this idea was rejected as it would disrupt the stability of the school. Moving the school more than a few miles from its current site would likely result in a significant change in student population and RMS would like to keep its current stable population and not begin again with many new students unfamiliar with Montessori education. More importantly, RMS has worked diligently to attract Latino students and is proud of its accomplishments to date. The current ethnic diversity of the school accurately represents the demographics of Garfield County. In January 2011, RMS conducted an all school parent survey asking families their preference on land location as well as if they would continue to enroll their children at RMS if the school were moved more than 5-10 miles from where it currently sits. From that survey (88 total responses), 17% of families would leave RMS if the school moves more than 5 miles from town. Of the 13% who would leave, 43% of them are Latino. If RMS moves more than 10 miles from town, RMS would lose a full 45% of its student population with 64% of those who leave being Latino. Additionally, the school would not be environmentally friendly in a remote site as it would require the school community to commute for longer distances and drive on roads that are not well maintained during the winter months. Because of the small size of Carbondale, a large number of students routinely walk or ride their bikes to and from school.

Other options were also discussed including partnering with other entities in town. There is an 11 acre US Forest Service parcel of land located 1 mile from the town center that the Forest Service would like to sell. Carbondale needs more soccer fields and RMS needs a permanent home. In 2009, the town and the school signed a joint letter of interest to buy the Forest Service property to satisfy both of these needs. While this would have been a great solution, the selling of the property has become enmeshed with a broader facilities plan that the Forest Service is developing including an environmental assessment. Sale of this property is not likely to happen any time soon. However, RMS continues to be in contact with the Forest Service should this option suddenly become viable.

RMS also approached the private high school, Colorado Rocky Mountain School (CRMS), about shared land as CRMS owns a lot of property. Again, the board of CRMS is savvy and understands the value of land and they were not willing to donate any land to us, but they were willing to sell 6 acres for \$4M to RMS. This was deemed too expensive for RMS.

Four years ago, RMS did have a contract on a suitable 6 acre piece of land 4 miles out of town that was \$1.8M, but after much due diligence, it was determined that this piece of property would not work for the school because of water, septic, subdivision covenants and several other issues. Last year, RMS had a contract on a 5-acre piece of rural land 1 mile out of town for \$1.2M. RMS spent many more resources on due diligence procedures. There would have been extensive land improvement costs for this site to work (septic system, road improvements) as well, but this was deemed to be a workable solution. The contract on that land was terminated after not receiving the BEST grant last year, but it is still an option.

As stated before, land costs are very high in the Roaring Fork Valley. While the economic downturn has been felt locally, the market is beginning to improve again and costs are not likely to decrease further. The following is a list of comparable properties that have sold in the past 18 months:

| Address      | Property Type | Acreage | Sold Price | Sold Date  | Price per Acre |
|--------------|---------------|---------|------------|------------|----------------|
| 01880 Hwy 82 | Commercial    | 2.25    | \$1.1M     | 9/13/2010  | \$886,667      |
| 7215 Hwy 82  | Commercial    | 1.09    | \$750,000  | 6/30/2010  | \$688,073      |
| TBD Hwy 82   | Farm/Ranch    | 7.0     | \$2.52M    | 12/15/2010 | \$360,000      |

The sold properties listed above have an average price of \$644,913 per acre.

The following is a list of current comparable properties for sale:

| Address            | Property Type | Acreage | Asking Price | Price per Acre |
|--------------------|---------------|---------|--------------|----------------|
| 554 Valley Rd      | Single Family | 19.03   | \$156,332    | \$156,332      |
| 3275 CR 100        | Commercial    | 15.20   | \$174,342    | \$174,342      |
| 16411 Hwy 82       | Farm/Ranch    | 41      | \$128,048    | \$128,048      |
| 3220 CR 100        | Single Family | 4.83    | \$569,358    | \$569,358      |
| 12744 Hwy 82       | Commercial    | 9.85    | \$3.95M      | \$401,015      |
| 818 Industry Place | Commercial    | 2.26    | \$3.3M       | \$1,460,177    |
| 2551 Delores Way   | Commercial    | 0.70    | \$2.25M      | \$2,925,000    |
| 98 Garfield Ave    | Commercial    | 2.60    | \$2.25M      | \$865,385      |
| 1340 Main Street   | Commercial    | 0.77    | \$1.495M     | \$1,838,850    |
| 1821 Delores Way   | Commercial    | 0.42    | \$1.65M      | \$2,607,000    |
| 1107 Hendrick Dr   | Commercial    | 0.61    | \$825K       | \$1,146,750    |
| 85 N. 8th Street   | Commercial    | 0.31    | \$1.1M       | \$1,859,000    |
| 77 4th Street      | Commercial    | 0.38    | \$990K       | \$1,603,800    |
| Tbd Main Street    | Commercial    | 0.40    | \$520K       | \$1,300,000    |
| 911 Sopris Ave     | Commercial    | 0.78    | \$1.25M      | \$1,785,714    |
| Tbd Delores Way    | Commercial    | 1.2     | \$1.5M       | \$1,250,000    |
| Tbd Hwy 133        | Commercial    | 1.44    | \$1.727M     | \$1,194,444    |
| 7094 Hwy 82        | Commercial    | 0.50    | \$699K       | \$1,398,000    |

The average cost per acre is \$1.5M.

RMS understands that it does not need to purchase commercial property and also understands that asking price and selling price are two different numbers. However, even if the listed properties above sold at 50% of the asking price, the price per acre would be \$750,000.

The land committee has determined that if RMS buys land in town with utilities including water and sewer available, it needs to have a minimum of 3 acres for the facility, adequate parking, and playground space. If more rural and undeveloped land is purchased, RMS needs a minimum of 5 acres to accommodate the additional septic and well systems that would be involved. RMS currently has 2 options that are under consideration for a new site.

Option 1 is a 3 acre parcel located in the town of Carbondale with access to bike paths and parks and other community amenities that will enhance the students' educational experience. This is the preferred location for the new RMS facility and is the one presented in the cost estimate package. This 3 acre parcel is part of greater development proposal that is currently being reviewed by the town staff. While this parcel of land is more expensive than the 5 acre one that was previously under contract, there is much less infrastructure costs needed as no wells or septic services are required because water and sewer would be provided by the town. There would still be infrastructure costs (road improvements, excavation, landscaping, etc), but not nearly as extensive as on the 5.1 acres. Because of the proximity to local roadways and the town's comprehensive bike path system the school facility would be easily accessible for local residents and should enhance the goals related to LEED Certification. The school could be used as a community asset for gatherings of non-profits, community events and for-profit conferences. The school facilities could be used during non-school hours for indoor soccer and basketball leagues as these types of recreational facilities in Carbondale are currently stretched to their limit. This is an opportunity to stretch public dollars benefiting the greater community.

The second option is the 5.1 acre parcel of land located one mile from the town center. This is the same piece of land that RMS had under contract last year. This is located in a rural neighborhood near the community rodeo/ice skating arena. It currently contains a house as well as several other outbuildings that would need to be demolished. It would also require extensive infrastructure costs to build septic and well systems large enough to accommodate all students and staff but this is a possibility.

Because of the different locations and conditions for each property, costs and infrastructure requirements vary. However, in the end, both properties will cost approximately the same amount to develop.

### **How Urgent is this Project:**

This is an urgent matter. The current location is not safe. The water main for the town of Carbondale is located within 10 feet of the school building and the town authorized the current location as a temporary solution. The school signed an agreement with the town that it would not be on its current site past September 2010. It is also important to note that the school board and administration have been searching for land that is large enough and within a reasonable price range for the past five years. It has also been a priority to keep the school in or near the town of Carbondale in order to best serve the existing school community. Finding land to meet these requirements has been a major challenge, but the properties under consideration both pose workable solutions and are available as soon as funding is available.

**What is the Cost Associated with this Issue:** \$2,599,708

### **How Does this Project Conform with the Construction Guidelines:**

The new Ross Montessori School (RMS) facility will conform to the Colorado Department of Education Public Schools Construction Guidelines as described by the line item references below, beginning with "3. SECTION ONE." (For the greatest possible clarity of terminology and intent, language is adapted and used directly from the Public Schools Construction Guidelines as adopted 10-07-09.)

RMS understands that these Guidelines are not mandatory standards, but rather guidelines to address health and safety issues, technology, site requirements, building performance standards, functionality for core educational programs; capacity for expansion of services and programs; accessibility; and historic significance of existing facilities.

- 3.1. The new RMS building will be designed and constructed with a sound structural foundation, floor, wall and roof systems. Local snow, wind exposure, seismic, along with pertaining importance factors will be considered.
- 3.2. The new RMS building will be designed and constructed with a weather-tight roof that drains water positively off the roof and discharges the water off and away from the building. The concept design and Project Cost Summary includes installation of a warranted low-slope EPDM or TPO membrane roof system installed by a qualified contractor approved by the roofing manufacturer.
- 3.3. The new RMS building will be designed and constructed with a continuous and unobstructed path of egress from any point in the school that provides an accessible route to an area of refuge, a horizontal exit, or public way as required by the applicable building code. Doors, hardware, walls and egress components will be designed in accordance with the applicable building code and per a Facility Code Analysis (as described in the Public Schools Construction Guidelines).
- 3.4. The new RMS building will be provided with a potable water source and supply system complying with quality water as required by the Colorado Department of Public Health and Environment. Water quality shall be maintained and treated (reference, Colorado Primary Drinking Water Act and EPA Safe Water Drinking Act). The water supply system shall deliver water at a minimum normal operating pressure of 20 psi and a maximum of 100 psi to all plumbing fixtures. The RMS wells will be protected from unauthorized access.
- 3.5. RMS will be equipped with a building fire alarm and duress notification system designed in accordance with State and Local fire department requirements. Exceptions will include sheds and temporary facilities where code required systems are not mandatory and the occupancy does not warrant a system.
- 3.6. The new RMS building shall not include hazardous materials. RMS shall maintain an asbestos management plan.
- 3.7. The new RMS facility may be equipped with closed circuit video and keycard or keypad building access.
- 3.8. The new RMS building will include an Event Alerting and Notification system (EAN) utilizing an intercom/phone system located throughout the school for inter-school communications and communicate with agencies during emergency situations.
- 3.9. The RMS site and building will have signage clearly denoting the main entrance. The main entrance walking traffic will flow past and/or through the main office area and be visually monitored from the office. All other exterior entrances will be locked and have controlled access. Interior classroom door hardware will allow for lock downs and doors will include vision glass to allow line of sight into the corridors during emergencies.
- 3.10. The RMS site and building will be served by new electrical service and distribution systems designed and installed to meet all applicable State and Federal codes. Daylighting will be supplemented by artificial lighting to meet or exceed the Illumination Engineering Society of North America (IESNA) for educational facilities RP-3-00. Emergency lighting shall be available as required by electrical code.

- 3.11. The new RMS building will be provided with a safe and efficient mechanical system in accordance with the most current version of ASHRAE 55 and in consideration of current State and Federal building codes.
- 3.12. The new RMS building will be provided with healthy building indoor air quality (IAQ) through the use of the mechanical HVAC systems and/or operable windows and by reducing outside air and water infiltration with a tight building envelope.
- 3.13. RMS shall comply with Colorado Department of Public Health and Environment, Consumer protection Division, 6 CCR 1010-6 "Rules and Regulations Governing Schools."
- 3.14. RMS will be equipped and maintained to provide sanitary facilities for the preparation, distribution, and storage of food as required by Colorado Retail Food Establishment Rules and Regulations 6 CCR 1010-2.
- 3.15. Where paints or chemicals are stored at RMS, the storage method, location, facilities, and ventilation shall comply with CDPHE 6CCR 1010-6 "Rules Governing Schools."
- 3.16. RMS will have a separate emergency care area with at least one cot, a locking cabinet and a dedicated bathroom.
- 3.17. The new RMS facility will be designed and constructed in accordance with ANSI A117.1 as required by the applicable building code, whose requirements are very similar to the American Disabilities Act (ADA), providing accessibility to physically disabled persons.
- 3.18. The RMS site will be designed and constructed in the best possible manner to safely separate pedestrian and vehicular traffic given site constraints. Considerations will include:
- 3.18.1. Separation of different traffic modes, which could include dedicated turn lanes;
  - 3.18.2. Dedicated bus staging and unloading area with signage; Curbs at drop-off and pick-up locations raised six inches above the pavement level and painted yellow;
  - 3.18.3. Adequate drive zone with signage for one-way parent drop-off/pick-up;
  - 3.18.4. Solid surfaced staff and visitor parking spaces should be identified;
  - 3.18.5. Well-maintained sidewalks and a designated safe path leading to the school;
  - 3.18.6. Service loading areas independent from other traffic;
  - 3.18.7. Bicycle access and storage;
  - 3.18.8. Fire lanes with red markings and "no parking" signs posted;
  - 3.18.9. Restriction of vehicle access to restrict them from driving into the school.
- 3.19. The new RMS site will be safe and secure with outdoor facilities for students, staff, parents, and the community, based on the following criteria:
- 3.19.1. The new school site that has been should be selected is not adjacent or close to uses that would cause safety or health issues to the inhabitants of the school. Perimeter fencing with gates to control access shall be considered;
  - 3.19.2. Clear lines of sight to enable ease of supervision;
  - 3.19.3. Site utilities fenced and located away from the main school entrance and student playgrounds and sports fields whenever possible;
  - 3.19.4. Access to the building roof shall be secured and restricted;
  - 3.19.5. Exterior lighting to protect and guide occupants during evening use of the facility;
  - 3.19.6. Playgrounds protected by adequate fencing; equipment and surfacing installed per manufactures specifications and current industry safety and State of Colorado Insurance pool requirements, compliance with accessibility requirements; equipment purchased from an IPEMA-certified manufacturer.
- 4.1. RMS will be designed and constructed with high quality, durable, easily maintainable building materials and finishes.
- 4.2. The new RMS facility shall accommodate the Colorado Achievement Plan for Kids (Cap4K), No Child Left Behind Act (NCLB) and the State Board's model content standards.
- 4.3. The new RMS facility shall accommodate individual student learning and classroom instruction and have embedded technology to enable adequate voice, data, and video communications in accordance with the Building Industry Consulting Services International's (BICSI) Telecommunications Distribution Methods Manual (TDMM).
- 4.4. RMS shall be provided with the technological hardware and software to enable control of web-based activity access throughout the facility; e-mail for staff; a school-wide telephone system with voicemail, a district hosted web site with secure



parent online access linked to attendance and grade books.

4.5. The RMS administrative software should enable: Individual Educational Programs (IEP), Individual Learning Programs (ILP), Personal Learning Plans (PLP), sports eligibility records, immunization and health service management records, discipline and behavior records, transcripts, food services information, library resource management information, and assessment analysis management records, as applicable.

4.6. The RMS facility may be protected to maintain business continuity with emergency power backup, redundant A/C for data centers and data backup systems. Off site hosting of critical data to protect against loss of data could be explored;

4.7. The criteria provided in 3.18 and 3.19 have been considered for the new RMS site.

4.8. The new RMS facility accommodates full-day kindergarten and preschool and could possibly accommodate future expansion of services.

4.9. As recognized by the Assistance Board, RMS may not include all items following in this section due to its educational programming and facility needs.

4.10. In accordance with guidelines for elementary schools (grades PK-5), RMS shall provide exciting learning environments for children along with associated teaching and administrative support areas. Daylight and views will be incorporated in all learning areas, supplemented by well-designed task oriented artificial lighting. Acoustical materials to reduce ambient noise levels and minimize transfer of noise between classrooms, corridors, and other learning areas will be utilized to create a learning environment that focuses the student's attention. The following may be incorporated in the new RMS facility:

4.10.1. Playfields, age appropriate equipment, gardens, trees, non-traditional play features and shade structures for school and community use;

4.10.2. Preschool and kindergarten classrooms (1000-1200 s.f.) with dedicated bathrooms;

4.10.3. Special education classroom;

4.10.4. Special program room;

4.10.5. Classrooms to accommodate a maximum of up to 25 students and provide 35 s.f./student with a minimum classroom size of 600 s.f. Classrooms with natural light and a view, conditioned, well-ventilated air, and with the necessary equipment, technology infrastructure, and storage to support the intended educational program;

4.10.6. Band/vocal music room with high ceilings and acoustical wall coverings, separated from other classrooms if possible;

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

4.10.8. Computer room with work stations/carts and wireless connections where possible;

4.10.9. Library/multimedia center (LMC) as the heart of the school, with a flexible space for student, staff, and parent use. The space is planned with high ceilings with abundant natural light, as well as well-designed artificial task lighting. Window treatments may be incorporated to accommodate the use of audio visual equipment requiring darker environments;

4.10.10. Commercial kitchen, with cooking and refrigeration equipment, dry storage, and ware washing area;

4.10.11. Cafeteria/multipurpose room with higher ceiling heights and daylight. At RMS, a tiered stage for school productions may be included between the music room and gymnasium with basic theatrical lighting and sound systems;

4.10.12. Small gym with basketball court, volleyball sleeves and standards, safety wall wainscoting and adjustable basketball backstops;

4.10.13. Administrative offices, nursing area, bathrooms, conference, reception, and building support areas to accommodate the educational program.

4.11. In accordance with guidelines for Middle schools (grades 6-8), RMS shall provide a vibrant, cheerful, learning environment for students and scaled for teenage occupancy. Daylight and views will be incorporated in all learning areas, supplemented by well-designed task oriented artificial lighting. Acoustical materials to reduce ambient noise levels and minimize transfer of noise between classrooms, corridors, and other learning areas will be utilized to create a learning environment that focuses the student's attention. The following may be incorporated in the new RMS facility:

4.11.1. Soccer field and paved play area for school and community use;

4.11.2. Special education classroom;

4.11.3. Special program rooms;

4.11.4. Classrooms as described in 4.10.5.

4.11.5. LMC as described in 4.10.9.

4.11.6. Computer facility per 4.10.8.

4.11.7. Accommodations for distance learning;

4.11.8. Science classroom with teaching demonstration table, emergency shower/eyewash, wet student work stations, and

equipped with adequate instrumentation;

4.11.9. (RMS does not currently include a dedicated “Family Consumer Science Lab”, but instead incorporates life skills throughout its Montessori education program;)

4.11.10. In lieu of a dedicated Band room, the RMS music room is described in 4.10.6.

4.11.11. In lieu of a dedicated Vocal room, the RMS music room is described in 4.10.6.

4.11.12. Art classroom per 4.10.7.

4.11.13. (RMS does not currently include “Beginning shop, vocational, and agricultural Career and Technical Education (CTA) classrooms”, but incorporates life skills and gardening throughout its Montessori education program;)

4.11.14. (At RMS, its performing arts area is planned as a tiered stage for school productions between the music room and gymnasium with basic theatrical lighting and sound systems;)

4.11.15. Commercial Kitchen as described in 4.10.10

4.11.16. Cafeteria/multipurpose as described in 4.10.11.

4.11.17. Gymnasium with a basketball court and dividing curtain to create two smaller basketball courts. The following equipment may accompany or be accommodated for in the gym: adjustable basketball backstops, volleyball sleeves and standards, safety wainscoting, chin-up bar, wrestling mat hoist, and scorer table;

4.11.18. (The current RMS program does not include a dedicated weight training area;)

4.11.19. (The current RMS program does not include men and women's locker rooms with independent bathrooms, showers and locking metal lockers;)

4.11.20. Administrative areas as described in 4.10.13.

4.12. N/A (RMS is a PK-8 school.)

4.13. N/A (RMS is a PK-8 school.)

5.1. The new RMS facility will conserve energy through High Performance Design (HPD). The RMS design and construction team understands the importance of establishing energy performance goals the entire building in terms of KBTU/SF/YR total building load, and the following considerations are important:

5.1.1. RMS has assembled an integrated design team of school and community stakeholders, architects, engineers, and facility managers. Hutton Architecture Studio, with experienced LEED and/or CO-CHPS accredited professionals, leads the HPD for the new facility;

5.1.2. Site locations that encourage transportation alternatives such as walking, bicycling, mass transit, and other options to minimize automobile use, such as the new RMS site, which is located along a bike path;

5.1.3. Facility design to reduce demand on municipal infrastructure by encouraging denser development, reducing water consumption, and to provide responsible storm water management and treatment;

5.1.4. Reduced building footprint, such as the two-story concept design of RMS;

5.1.5. Minimizing parking to reduce heat island effect and discouraging use of individual automobiles, including: Preferred parking spaces for carpools, vanpools, or low emission vehicles; Providing three spaces per classroom if possible; overflow parking in unimproved lot areas near the RMS site;

5.1.6. Facilities that utilize existing sites, buildings and municipal infrastructure;

5.1.7. Joint-use facilities, such as the RMS soccer field;

5.1.8. Evaluating energy costs holistically by determining the cost of high performance strategies versus long term cost savings;

5.1.9. Utilizing passive solar techniques such as the positive building solar orientation and building massing of RMS; sun-shading; natural ventilation where possible; green roofs if proven viable given the cost of installation and maintenance.

5.1.10. Utilize energy efficient and or renewable energy strategies, such as geo-exchange for heating and cooling or preparation for the installation of photovoltaic panels at RMS;

5.1.11. Metering of all utilities with the ability to sub meter selected systems to manage utility usage;

5.1.12. Evaluate necessary building materials and systems and consider holistic design solutions that serve multiple purposes;

5.1.13. Evaluation of utility bills to determine efficiency of facilities;

5.1.14. Investigating performance contracting potentials;

5.1.15. Incorporation of effective daylighting and task oriented lighting concepts. Use of occupancy sensors and photocells to keep lights off when not needed, including emergency lighting when the building is unoccupied;

5.1.16. Design of building and site lighting to have minimal impact offsite, minimal impact to the night sky, and minimal trespass from the interior of the building to the exterior.

5.1.17. Controls that monitor the efficiency of the mechanical system and control temperature range during low/non-use periods and after operating hours.

5.1.18. Commissioning of mechanical systems at completion of construction and retro-commission every five years. Pursue third party certification through CO-CHPS or LEED for schools;

5.1.19. Design and installation of high performance glazing, tuned per solar orientation;

5.1.20. The RMS landscape shall be designed and implemented in order to optimize the use and location of climate-appropriate plantings.

5.1.21. The RMS HPB team will carefully evaluate the possible use of a cool or green roof with consideration of its impact to the energy use of the building;

5.1.22. The RMS concept design and pricing includes use of heat recovery in the systems wherever possible.

5.1.23. The RMS concept design and pricing includes a tight and well-insulated building envelope with a wall thermal value exceeding R-23 and roof thermal value of a minimum R-30.

5.1.24. Main building entrances at RMS will include vestibules at to minimize loss of conditioned air;

5.1.25. The RMS design and construction team will utilize, when possible, sustainable (green) building materials that are durable, easily maintained, resource efficient, energy efficient and emit low levels of harmful gases. Whenever possible EPA Energy Star labeled systems and equipment will be installed. The design will include use of Colorado-based and local and regional material manufactures whenever possible to reduce the impact of transportation costs and support regional and state economies.

5.1.26. The RMS community is eager to utilize its new facility as a high performance learning tool.

5.2. Analysis of existing school facilities or desired new school facility size against the required school facility size taking into account maintenance and operational costs of the existing or desired new larger facility compared against the costs savings associated with a reduced facility size. Achieve reduced school facility size by minimizing single use spaces, building circulation, and consolidating remote facilities, coupled with maximization of consolidated shared flexible facilities that are well scheduled, and utilize extended hours of operation.

5.3. RMS will likely seek implementation of a school-wide energy management plan.

5.4. As feasible due to geographic and its budget constraints, RMS could seek adoption of a goal of “zero waste” from construction of the new building.

5.5. RMS is likely to pursue training or staff to establish school wide preventative maintenance tasks for all building systems to determine that systems are functioning as designed and clearly outline follow-up maintenance procedures to keep equipment and materials functioning as intended, extend life of equipment, and reduce operational costs.

6.1. RMS is an Institute Charter School currently located in temporary buildings, but is seeking funding for permanent facilities to last fifty years or more.

6.2. RMS is currently located in temporary buildings on a leased site, so there is no historical significance.

6.3. Building code, health, and safety deficiencies associated with the RMS temporary buildings and site are described in detail in the Deficiency portion of the Grant Application.

6.4. Educational programming and green building deficiencies associated with the RMS temporary buildings and site are described in the Deficiency portion and accommodated for the new facility in the Project Cost Summary portions of the Grant Application;

6.5. Information detailing the need for a replacement facility is provided in detail in the Deficiency portion of the Grant Application;

6.6. Due to the temporary nature of the existing RMS buildings and site, rehabilitation is not possible.

6.7. As a result of the above, as well as the information provided in the Grant Application, RMS seeks funding for a replacement facility on a new safer and educationally appropriate site.

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

As a condition for the completion of the new school project, RMS shall obtain from the architect or engineer a certification that the contractor for the school facilities project has provided a maintenance package containing all of the following:

1. Manufacturer's warranties.
2. Owner's and training manuals.
3. Required maintenance and testing instructions.

Periodic inspection, testing and certification of building systems or components required to maintain system warranty or guaranty provisions performed in accordance with manufacturer instructions and owner manuals will be performed by a newly hired facilities manager. The following plan details annual action items for the facilities manager.

#### **Maintenance Plan**

- 1.☐Boiler inspection/service, 1x per year.
- 2.☐Inspect all toilets/facets, 1x per week during cleanings.
- 3.☐Chillers/air handling units inspection/service, 1x per year.
- 4.☐Well pump inspections, 1x per year.
- 5.☐Wet well inspection, 1x per year.
- 6.☐Domestic water holding tank inspection, 1x per year.
- 7.☐Roof inspections, should have thorough walk over every spring and fall to inspect all welded seams and flashing connections/terminations/roof drain intersections. Internal roof drains will need to be cleaned out prior to each winter season.
- 8.☐Irrigation system inspection of all sprinkler heads, each spring at fire up and fall at blow out time.
- 9.☐Carpet deep cleaning, 4x a school year, regular vacuum 1x per day.
- 10.☐Buff concrete floor, 1x a week. Reseal and polish once every five years/
- 11.☐Wash exterior glass, 2x a year.
- 12.☐Clean interior glass, 1x a week.
- 13.☐Repaint exterior Hardi panel siding, once every 5 years.
- 14.☐Repaint interior sheetrock, once every 10 years.
- 15.☐Pull weeds around site, 2x per month in growing seasons.
- 16.☐Fertilize grass areas, trees and plants every spring and fall.
- 17.☐Reseal asphalt parking lot, 1x every 5 years.
- 18.☐Inspect/change light fixtures, as needed, keep surplus of extra bulbs on site of each fixture.
- 19.☐Inspect fire sprinkler system, 1x per year
- 20.☐Inspect fire alarm system, 2x per year, all school fire alarm 1x per quarter
- 21.☐Inspect/recharge fire extinguishers, 1x per year
- 22.☐Inspect all metal exterior siding, thorough inspection 1x per year
- 23.☐Inspect elevator, 1x per year
- 24.☐Inspect all windows for air leakage/cracks/chips, thorough inspection 2x per year
- 25.☐Inspect/service sliding glass pocketing door in cafeteria, 1x per year
- 26.☐Inspect/service overhead rollup door at cafeteria service window, 1x per year
- 27.☐RegROUT bathroom tile, 1x every 5 years
- 28.☐Buff rubberized gym floor, 2x per month, refinish floor every 10-15 years depending on wear
- 29.☐Inspect lockers, 1x per year.
- 30.☐Service/inspect kitchen appliances, as needed, inspect every day prior to use, cleaning every day after use.
- 31.☐Inspect all door swings/hardware, weekly.
- 32.☐Service all school computers, 2x per year.
- 33.☐Repairs or localized replacements of system components resulting from breakage or misuse.
- 34.☐Semi-annual tests to monitor indoor air quality.
- 35.☐Mowing grass, 1x per week during growing season.
- 36.☐Plowing parking lots and walkways, as needed through snow season.

A maintenance budget equal to 7% of the PPOR revenues will be started upon moving in to the new facility. This year, 7% amounts to approximately \$84,000. RMS is still in a growth phase as we anticipate adding 10-15 new students annually for the next 5 years. After that time, RMS will be at a maximum operating capacity of 280 students. In four years, 7% of the operating revenue

with current PPOR figures with 280 students is \$138,670, an increase of 39%. RMS currently expends 16% of PPOR revenue on facilities and land lease payments. Decreasing this payment by 9% would obviously benefit the educational experience as well by being able to purchase more materials and hire staff as needed.

A capital reserve fund will be maintained with an initial allocation of \$44,000 per year for building projects. This amount will increase each year as student population grows and will be maintained at the 4% of the annual operating revenue. By year five in the new facility, the annual amount set aside will be \$79,240 which will be able to cover replacing systems as they wear out without incurring any additional debt.

The following table shows the major systems within the facility and their estimated replacement cost as well as the annual amount that needs to be saved to cover these expenses.

Item Life Expectancy Estimated Replacement Cost Annual Cost for Replacement

|                            |          |             |          |
|----------------------------|----------|-------------|----------|
| Roof                       | 20 years | \$250,000   | \$12,500 |
| HVAC System                | 20 years | \$87,000    | \$4,350  |
| Plumbing System            | 20 years | \$38,500    | \$1,925  |
| Electrical System          | 30 years | \$31,500    | \$1,050  |
| Telephone System           | 30 years | \$7,500     | \$250    |
| Public Address System      | 30 years | \$15,000    | \$500    |
| Fire Suppression System    | 25 years | \$7,000     | \$280    |
| Fire Alarm System          | 25 years | \$4,500     | \$180    |
| Carpet                     | 10 years | \$36,000    | \$3,600  |
| Windows                    | 35 years | \$250,000   | \$7,145  |
| Gym Floor                  | 30 years | \$40,000    | \$1,333  |
| Tile                       | 15 years | \$15,000    | \$1,000  |
| Bathroom Countertops       | 10 years | \$5,000     | \$500    |
| Interior/Exterior Doors    | 20 years | \$85,000    | \$4,250  |
| Cabinetry/Shelving         | 15 years | \$55,000    | \$3,667  |
| Door/Bath/Cabinet Hardware | 10 years | \$19,500    | \$1,950  |
| Sheet Rock                 | 30 years | \$225,000   | \$7,500  |
| Painting                   | 10 years | \$75,000    | \$7,500  |
| Lockers                    | 35 years | \$30,000    | \$857    |
| Window Treatments          | 20 years | \$37,500    | \$1,875  |
| Concrete Flat Work         | 25 years | \$25,000    | \$1,000  |
| Asphalt                    | 10 years | \$40,000    | \$4,000  |
| Playground Equipment       | 15 years | \$85,000    | \$5,667  |
| Landscaping                | 30 years | \$65,000    | \$2,167  |
| Irrigation System          | 20 years | \$75,000    | \$3,750  |
| Totals                     |          | \$2,084,000 | \$79,096 |

A capital campaign with the goal of raising sufficient capital to replace the building over the life of the building will also be instituted. Initially the amount per year will be \$40,000 and will increase as student population grows. The building is estimated to last for 100 years as it is made from concrete and steel framing which are very durable. RMS will dedicate 3% of PPOR revenues annually to the capital campaign fund. After 100 years, RMS would have over 70% of the funds required to build a new facility raised (assuming a worst case scenario where no interest is paid on the capital campaign reserve). The remaining financing could be arranged through conventional means.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time. Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

From 2001-2005, there was a successful Montessori strand of education housed within the local district elementary school. This program was growing by one grade level each year and had grown to include approximately 120 students in K – 4th grades. In the beginning of the 2005-2006 school year, parents learned that there were discussions among RE-1 school board members to discontinue the Montessori program. Many parents actively participated in trying to convince the school board to retain the program. Despite attending many school board meetings, meeting with the then superintendent, Fred Wall, and writing many letters, the RE-1 school board voted to disband the Montessori program during the winter of 2005. A group of parents wanted to continue the Montessori option in the Roaring Fork Valley, so they applied for and were granted a charter to start Ross Montessori

School (RMS) in March 2005. School needed to be ready for operation in only 5 months to serve the existing and new students who quickly enrolled.

Because the new school was chartered through the Charter School Institute (CSI) and not the local school district, no space in existing public school spaces were available. In fact, the RE-1 district has a rule that no K-12 school can be housed in any of their owned facilities unless it is an RE-1 school (see attached deed restriction-attachment #12). Carbondale is a small rural town with approximately 6000 residents and there is minimal commercial space. Obviously, 5 months was too short of a time span to build a new facility and there was no funding available anyway. One of the founding members, Gabriella Sutro, is an experienced realtor and she ensured that all known commercial spaces were evaluated, but none were large enough to adequately house the 130 children who had enrolled. The only viable option to have a school up and running was to lease a modular building. Several companies were contacted, several models of modulars were evaluated and the best rates were negotiated. Eventually, a 12,000 square foot modular with two small administrative offices, a multi-purpose room and 8 classrooms was leased from Pac-Van. Land also needed to be leased. There were not a lot of properties available that could provide adequate space for the modular building, an outdoor space and parking, but all options were considered. The founding members of RMS thought it was important to keep the school within the town limits so that students could walk or ride their bikes to school. Additionally, it was important to be in the town center so that students could walk to local parks, the library and the recreation center since these amenities would not be available within the modular building. The North Face company had just decided to relocate its modular campus from an industrial park in Carbondale to California. The site was level and modular ready unlike most available land at the time. Subsequently, when North Face moved, just over an acre of land in town was leased. Although it was known that the leased land was in an light industrial region, the land was slated for redevelopment into a mixed use commercial/residential area. The founding members thought at the time that a school would fit in well with the planned future use of this land. Unfortunately, these plans have yet to materialize and many other problems were discovered with this land, but were not known when the lease was signed. RMS opened its doors to 136 students in August 2005.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

4% of the PPOR starting at \$44,000 annually and growi

**CDE Comments:**

APPLIED FOR AND NOT RECOMMENDED IN 2010 MOSTLY DUE TO LOW MATCH.

|  |           |                                     |               |
|--|-----------|-------------------------------------|---------------|
| <b>Funded FTE Count:</b>                                       | 196.00    | <b>Bonded Debt Approved:</b>        |               |
| <b>Assessed Valuation:</b>                                     |           | <b>Year Bond Election Passed:</b>   |               |
| <b>PPAV:</b>   |           | <b>Bonded Debt Failed:</b>          |               |
| <b>Bonded Debt:</b>  |           | <b>Year Bond Election Failed:</b>   |               |
| <b>Total Bonding Capacity:</b>                                 |           | <b>2010 Bond Election Results:</b>  |               |
| <b>% of Bonding Capacity Used:</b>                             |           | <b>Median Household Income:</b>     |               |
| <b>Bond Capacity Remaining:</b>                                |           | <b>Free or Reduced Lunch %:</b>     | 16.84%        |
| <b>Existing Bond Mill Levy:</b>                                |           | <b>State Financial Watch:</b>       | No            |
| <b>Who Owns the Facility:</b>                                  | 3rd Party | <b>Charter School Fund Balance:</b> | \$(54,131.48) |
| <b>If it's a 3rd Party Explain:</b>                            |           | <b>Charter Authorizer Letter:</b>   | Yes           |
| RMS is in leased modular buildings on leased land              |           | <b>Charter 3 Month Notice:</b>      | Yes           |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No        | <b>Charter Chartered for 5 Yrs:</b> | Yes           |
| <b>If a Charter School, Where will the Facility Revert To:</b> |           | <b>Year Built:</b>                  | 2005          |

The modular buildings will be returned to the companies they are leased from.

|                                    |                        |                                    |           |
|------------------------------------|------------------------|------------------------------------|-----------|
| <b>Current Grant Request:</b>      | <b>\$10,791,517.00</b> | <b>Affected Sq Ft:</b>             | 17,000.00 |
| <b>Current Applicant Match:</b>    | <b>\$1,067,292.00</b>  | <b>Master Plan Completed:</b>      | No        |
| <b>Current Total Project Cost:</b> | <b>\$11,858,809.00</b> | <b>CDE Minimum Match %:</b>        | 44        |
| <b>Previous Grant Awards:</b>      | 0                      | <b>Actual Match % Provided:</b>    | 9         |
| <b>Previous Matches:</b>           | 0                      | <b>Was a Waiver Required:</b>      | Yes       |
| <b>Future Grant Requests:</b>      | 0                      | <b>Stautory Waiver:</b>            |           |
| <b>Future Matches:</b>             | 0                      | <b>FCI:</b>                        | 27.98%    |
| <b>Total for all Phases:</b>       | \$11,294,104.00        | <b>CFI:</b>                        | 74.30%    |
| <b>Cost Per Pupil:</b>             | \$55,093.00            | <b>Inflation:</b>                  | 3         |
| <b>Cost Per Sq Ft:</b>             | \$293.00               | <b>Historical Significance:</b>    | NA        |
| <b>Red Flags for Discussion:</b>   | Multiple               | <b>Does this Qualify For HPCP:</b> | Required  |

**Red Flags Explain:** High Cost p/SF - This is slightly higher than our given range to the cost associated with land purchase and site development@Waiver Request - A waiver has been submitted for this project and the Division feels the waiver adequately addresses their need for a reduction in their required matching amount.



# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## Southwest Open Charter - HS Improvements at CS

### School Name: SW Open Charter

|                              |             |
|------------------------------|-------------|
| Number of Buildings:         | 1           |
| All or Portion built by WPA: | No          |
| Gross Area (SF):             | 10,178      |
| Replacement Value:           | \$2,615,344 |
| Condition Budget:            | \$2,019,110 |
| Total FCI:                   | 77.20%      |
| Energy Budget:               | \$3,562     |
| Suitability Budget:          | \$390,600   |
| Total RSLI:                  | 32%         |
| Total CFI:                   | 92.3%       |
| Condition Score: (60%)       | 3.18        |
| Energy Score: (0%)           | 1.83        |
| Suitability Score: (40%)     | 2.01        |
| School Score:                | 2.71        |



# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** SOUTHWEST OPEN CHARTER SCHOOL

**Sort Order #:** 176

**County:** MONTEZUMA

**Applicant Priority #:** 1

**Project Title:** HS Improvements at CS

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

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

The Southwest Open School is a Charter school operating in the Montezuma-Cortez School District, located just within the eastern boundaries of Cortez, Colorado. Currently, SWOS serves 176 students grades 9-12, 100% of whom are defined as "high risk" according to Colorado Department of Education's (CDE) risk factors. Since SWOS serves this large percentage of "high risk" students, it is also considered an Alternative Education Campus (AEC). The student population at SWOS is ethnically diverse with 33 % Native American, 56% Caucasian, 11% Hispanic and 1% Asian in the 2010-11 school year. SWOS serves students from four school districts in the Four Corners area: Montezuma-Cortez RE-1, Dolores RE-4A, Dolores County RE-2J, and Mancos RE-6. SWOS also serves students from the Ute Mountain Ute and Navajo reservations. The school fosters a small-community culture, with an ideal size between 150 and 185 students, and never anticipating growth above 200 students. It also focuses on expeditionary learning, during which students engage in project-based classes and carefully-planned class field trips related to the curriculum. Since becoming a charter school, Southwest Open has developed its "grade-less" system (ages from grades 9-12 are accepted, but advancement is based on credits and students may stay until age 21).

The Southwest Open School is comprised of one permanent, recently-constructed (2004) student center building of about 2,600 square feet in size. The remaining facilities are temporary modular classroom trailers, typically about 25 years old each. Some of the trailers have been augmented with semi-permanent construction, restroom additions, decks and shade structures. The modulares are in poor condition, suffering either from structural settlement, deterioration of the exterior cladding, or lack of basic utilities. There is one modular home on the site which has been used for both home economics classes and day care functions. Part of the school's "Project Room" has been built by students and staff of straw-bale construction. A yurt (tent) is home to the school's art department. The campus site has developed an intimate character over the last 30 years, with mature landscaping and a fitness training trail. It does, however, lack paved on-site parking and a clear, supervised entry to the school. Pedestrian circulation at the school often involves students walking in or next to the adjacent public street without sidewalks (Dolores Road). In general, the school site and facilities fall far short of Colorado state guidelines for the construction of school facilities.

The site is approximately 5 acres in size. Southwest Open, as an alternative high school, offers no athletic programs for the students, and has no plans to include them in the curriculum at this time. Outdoor space is required for the construction of class projects, for informal student recreation and sports, and for socializing. The site also presents opportunities for outdoor classrooms, natural learning environments such as constructed wetlands, as well as a fitness trail with learning stations that is already complete. The site has numerous memorials, art displays, and projects from classes past that should be preserved during the redevelopment of Southwest Open School.

The school is requesting assistance from the BEST program in replacing the various haphazard modulares that accommodate classes now. The project plans to provide a multi-purpose room for all-school assembly (something that currently occurs at a church down the street). It will also provide new permanent classrooms, a library (not currently provided) plus a new administration and health clinic building that is positioned to supervise the campus. The grant funding and match will be directed towards better educational environments and technology for students.

## Issue: School Replacement

### Deficiencies Associated with this Issue:

The modular classroom trailers currently house math, science, English, social studies and special education classes. They are typically constructed with wood framing and clad with wood siding on the exterior and metal panels on the roof. Windows are mostly single-glazed with aluminum frames. Estimates place the manufacture of most of the trailers at some point in the mid-1970's, although they did not arrive on the site until 1986.

The building envelopes are minimally insulated at best. The aluminum frame windows are the least efficient choice for fenestration (CDE 5.1.19, Windows). Exterior wood cladding is deteriorated and pulling away in places from the frames of the modular buildings, compromising both the insulation and the weather barrier. (CDE 3.12, weather barrier)

Paint on the cladding is peeling severely, adding to the speed of deterioration. Although the roof panels have been recently replaced, there have, in the past, been leaks through the roofs and into some ceilings. (CDE 3.2, Roof) In one modular, moisture

damage in and around the existing light fixtures is evident and presents a major hazard from both a moisture and an electrical standpoint. (CDE 3.12, weather barrier) The modular skirting (concealing the base and foundation of the structures) is in poor condition. In some areas it is damaged and / or pulled away from the framing, which has allowed pests (including cats, skunks and raccoons) to inhabit the space beneath the classrooms, posing serious health concerns (CDE 3.13, sanitary facilities). Each of these conditions also contributes to poor indoor air quality in the spaces.

There is a non-compliant wood-framed storage shed built as an addition to one modular trailer on the south end. Although it has been emptied of stored items, the area is larger than 100 square feet yet lacks any proper fire separation from the adjacent classroom.

The modulares are generally in poor structural condition. Evidence of differential settling can be seen along the floor in some classrooms, where the finish and the floor have split along the modular's joint line of assembly. This is apparent in both classrooms for the full width of the modular. This is a result of poor stability in the modular's structural foundation system. It results in a tripping hazard running the length of the classroom.

The classrooms are currently accessed by an exterior wood ramp and landing system. The railings, guardrails and ramp surfaces do not meet code or accessibility guidelines. (CDE 3.3, path of egress). The railing openings are too large and a graspable handrail is not present. The guardrails are not consistently at adequate height. The exterior doors accessing each classroom are not sheltered from roof runoff. Ice and water have a tendency to build up on the exterior deck, causing a safety hazard on a regular basis.

The exterior doors to the individual classrooms are not necessarily monitored, nor are they kept locked. It would be difficult to secure the exterior classroom doors due to the large amount of glazing near the door hardware. Several modular entrances are not within the supervised line of sight of the central administration building. (CDE 3.9, Security).

The buildings are most commonly served by a roof or wall-mounted gas-fired furnace for heating. The systems are functional, but many of the replacement parts for the systems are no longer available. The building lighting is supplied by T8 fluorescent lighting fixtures. Lighting levels appear to be severely low in the classroom spaces, a combination of too few fixtures and very poor day lighting in the modular spaces. (CDE 4.12 / 5.1.15, lighting). It is common to find visible, loose electrical wiring related to both smoke alarms and to loose light fixtures in the ceilings, presenting a safety and fire hazard.

#### Vehicle and Pedestrian Traffic

Currently, visitor parking is along Dolores Road, directly east of the campus. Student parking is located in an off-street lot behind the current buildings to the southwest. Neither of the parking areas is paved; they are both delineated with gravel. (CDE 3.18.4, solid surfaces) Currently, student drop-off occurs along Dolores Road and not at a designated, separated area. (CDE 3.18.3, on-site drop-off) There is no discernible accessible route from the Dolores Road parking or from the student parking. Once at the interior of the site, the sidewalks between buildings are accessible, but, as stated above, the ramp and deck structures to each of the modular buildings are not fully accessible. (CDE 3.17, ADA). Students often are congregating near the street amid vehicular traffic. There is no smoking allowed on campus, so smoking students congregate across Dolores Road in an open field. There is no school-zone signage for vehicles along Dolores, nor is there striping or signage for a cross-walk. (CDE 3.18.1) In general, there is no signage directing one to off-street parking, drop-off zones, or to the main entry of the administration building.

Dolores Road is generally lacking in improvements, including the fact that there are no sidewalks. Since there is no gathering space capable of housing the entire student enrollment, Southwest Open conducts all-school meetings once a week at a neighboring church about 400 feet away from the campus. (the students are also served lunch by the church at no cost to the school). Since there are no sidewalks on Dolores Road, the student population walks both ways in the street between the school and the church for the weekly meetings. (CDE 3.18.1)

Fire lanes are in no way indicated or striped, although there is adequate access (some concrete-paved, some gravel) around the exterior perimeter of the campus and proper access to the modulares. There is no physical protection between the visitor parking on Dolores and the school buildings and campus. A vehicle could drive into the campus with ease. (CDE 3.18.9)

There is no capacity for bicycle lanes or storage on the campus as it currently exists.

#### Security

The school site is in a generally safe location, surrounded by residential property, or by land zoned for residential. Dolores Road is not necessarily a bust street; however, it is lacking in the necessary improvements for traffic safety. The school campus is partially fenced, to delineate boundaries along the north, south and west property lines. The fencing is mostly low and easily traversable. Along Dolores Road to the east, there is no fencing to secure the campus. Subsequently, there is no gate which might help direct visitors to a main campus entry; visitors can often wander from modular to modular in an attempt to find the main office. (CDE

3.19.1) Although the main office is located towards the street, there is no direction to it from the parking and there is no consistent line-of-sight supervision to all of the classroom modulares arranged across the site. (CDE 3.19.2)

The exterior areas of the campus are not consistently lit at night. There are a few modulares with exterior light fixtures, but the parking area and much of the campus remains poorly lit at night (CDE 3.19.5). This has partly contributed to break-ins in the recent past, including the theft of much of the school's outdoor expedition gear (snowboards, etc.) which is stored on-site.

As mentioned above, multiple electrical panels are post-mounted around the site without cages or other enclosures. In more than one location, natural gas lines and valves are visible and accessible by students or visitors. (CDE 3.19.3)

There is no restriction to accessing the facility roofs or crawlspaces. Added-on sheds, in fact, make accessing the roofs even easier. This is a safety hazard mostly due to the age of the modulares around the site and raises concerns as to the capacity of their roof structures. (CDE3.19.4)

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

The proposed project solution is to remove all temporary or modular structures from the site and provide permanent replacement facilities for the students including a multi-purpose room, a library / media center, general and special classrooms, a main office and high school health clinic suite. Improvements to the site will include paved parking and loop drive, outdoor learning environments and secured utility services.

#### **How Urgent is this Project:**

Hazards are currently present and the needs of the school facilities should be addressed within one year. Break-ins and theft have occurred recently. Students continue to walk off-campus on the street on a weekly basis. The deteriorating modulares do not provide an adequate educational environment at the present time.

**What is the Cost Associated with this Issue:** \$10,460,598

#### **How Does this Project Conform with the Construction Guidelines:**

CDE 3.1 Sound building structural systems...

The current modular classroom buildings are structurally insufficient. New, permanent buildings will be constructed with durable and sturdy materials.

CDE 3.2 A weather-tight roof...

Most of the modular trailers and the art yurt suffer or have suffered from leaking roofs and enclosures that are not weather-tight. New construction will provide weather-tight, high performance building envelopes.

CDE 3.3 A continuous unobstructed path of egress from any point in the school...

Access to the modular trailers involves exterior ramps and decks. Roof drainage onto the decks can freeze and cause hazards. The guardrails are not code-compliant at exterior stairs, decks and ramps. New construction will provide accessible, sheltered entries at grade with direct connection to the public way.

CDE 3.9 Secured facilities including a main entrance and signage directing visitors to the main entrance door.

The current campus layout is confusing and it is difficult to find the main office. New construction will provide a low site wall, gate and up-front main office with direct supervision of the entry and the rest of the campus.

CDE 3.10 Safe and secure electrical service

Current service and meters to the modulares are post-mounted, exposed and unsecured. New construction will provide secured electrical closets within the buildings.

CDE 3.12 Healthy building indoor air quality

The existing modulares are poorly ventilated and there have been some mold issues on the campus. Deteriorating wood cladding on the modulares has compromised the building envelopes which will continue to amplify the mold issues. New construction will provide high-performance envelopes and code-compliant ventilation in the buildings.

CDE 3.13 Sanitary School facilities

Damaged skirts at most of the modular trailers has allowed access by various pests. This is a health hazard due to animal feces, disease and odors. New construction will eliminate this hazard by building at grade or over secured crawlspace.

#### CDE 3.17 A facility that complies with the American Disabilities Act (ADA)

There is only one set of ADA-compliant restrooms on the campus. Exterior circulation ramps and stairs are not code compliant. Campus improvements will provide accessible restrooms at each facility and fully-accessible circulation between classrooms and facilities.

??

#### CDE 3.18.4 Solid-surfaced staff, student and visitor parking spaces...

Parking lots, fleet lots and access drives are not paved surfaces, they are gravel. Site improvements for this project will include paved visitor, student, teacher and maintenance lots and drives, and a fully-paved fire access loop.

#### CDE 3.18.9 restricting vehicle access at school entrances

There is no existing separation between visitor parking and the school campus. Site improvements will include a low, boundary-defining seat wall which can also be used as a deterrent to driving onto the campus.

#### CDE 3.19.1 fencing with gates to control access

The site is not fully secured against trespassing and there is no clear designated site entry upon arrival. The project proposes a low site wall and a new gate to direct visitors to the main office upon arrival.

#### CDE 3.19.2 clear lines of sight from a single vantage point

The existing administrative modular does not have direct line of sight to all of the classroom facilities. The project proposes a new administration building situated so as to supervise the site circulation and building entries as thoroughly as possible.

#### CDE 3.19.3 locate site utilities away from the main school

There are exposed, accessible gas lines around the campus, as well as unsecured electrical panels and meters. The proposed project will provide dedicated electrical and utility entry room that can be secured from vandalism.

#### CDE 3.19.4 access to building roofs shall be secured to restrict access

Existing modular roofs are easily accessible from decks and sheds added onto the classrooms. The proposed project will limit roof access as part of the new construction.

#### CDE 3.19.5 exterior buildings and walkways should be lighted

The existing campus is not adequately lit. Proposed site and building improvements will provide full exterior lighting with cut-off fixtures to prevent light pollution.

#### CDE 4.12 daylight and views shall be incorporated

Windows in most of the classrooms are limited and not at vision-window level. Proposed new classrooms will integrate generous daylight with new lighting and controls to provide an energy-efficient and code-compliant level of lighting in the learning spaces and throughout the campus.??

#### CDE 4.12 Acoustic materials to reduce ambient noise levels

Acoustic separation between classrooms and between the campus exterior is virtually non-existent. The proposed new construction will meet minimum acoustic standards for classroom and corridor separation based on the high-performance certification program.

?

CDE 4.12.1 Gardens, trees, amphitheater, shade structures and a gateway... should be considered...

The existing campus makes use of numerous outdoor learning environments, mature landscaping and sheltered areas for the students. This approach should be preserved and added to by the proposed project with additional outdoor learning opportunities and preserving the landscaping where possible.

CDE 4.12.2 Classrooms should accommodate a maximum of up to 25 students and provide 32 square feet per student with a minimum classroom size of 600 square feet...

Some existing classrooms on campus are not adequate in size by CDE standards. Proposed new construction will provide at least the minimum floor area per instructional use.

CDE 4.12.4 Library / Multimedia center should be the heart of the school...

There is no existing library on campus. The proposed project includes a library-media center.

CDE 4.12.6 Computer lab with technology embedded in classroom...

There is not an adequate central computer lab at the campus, and classroom technology is severely limited. The proposed project will include technology upgrades for instruction plus a central shared computer lab.

CDE 4.12.7 Science lab with teaching demonstration table, emergency shower / eyewash, demonstration hood, student work stations provided with water and gas receptacles...

The one existing science classroom is not set up for lab use; there are no student stations, nor is there plumbing or gas available to the modular in the classroom. The proposed project will provide a fully-functional science class and lab for the school.

CDE 4.12.8 Family consumer science lab

There is no existing family-consumer science class on campus. The proposed project includes a consumer science space with instructional kitchen stations.

CDE 5.1.15 Replacement of old inefficient lighting with new energy efficient fixtures and lamps. Incorporate daylighting...

Most lighting on campus uses T-8 lamps; however the fixtures do not have an efficient control system nor are they integrated with classroom daylighting. The proposed new construction will provide new lighting systems and integration.

CDE 5.1.19 Replacement of single pane inefficient windows with new double / triple pane hard coat low-E glazing units...

The older existing trailers have aluminum-framed, single pane windows. (Approximately 40% of the windows on campus.) The proposed new project will incorporate energy-efficient windows as prescribed by the CDE guidelines

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

Students work with staff to keep the campus clean and in good repair so they take pride in "their school." For the 25 years that SWOS has served the students in this area, it has always remained fiscally sound. For the past 5 years, SWOS has allocated monies to the capital reserve fund at an average of 8.7% of the PPOR. SWOS receives capital construction funding from the State Education fund as a "qualified charter school." The 2010-11 allocation for SWOS is \$14,381. A part time maintenance man makes immediate repairs. Professionals from the community bid and are brought in to deal with plumbing and electrical updates and repairs.

#### **If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time. Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

The charter school facilities are composed of one permanent structure and numerous portable trailers that have been purchased over the course of the school history. While the modulars were in good condition 25 years ago, such construction deteriorates rapidly while the school has not had funds to replace all with permanent structures. The student commons building was newly constructed in 2003 and remains in good condition.

#### **What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

\$15,000



**CDE Comments:**

COST/SF IS \$283/SF. SCHOOL ADVISED THAT AN ESTIMATED \$17/SF IS DUE TO MULTIPLE, SMALL BUILDINGS WHICH DO NOT ALLOW THE SAME ECONOMIES OF SCALE AS A LARGER PROJECT.

|  |                |                                     |              |
|--|----------------|-------------------------------------|--------------|
| <b>Funded FTE Count:</b>                                       | 164.00         | <b>Bonded Debt Approved:</b>        |              |
| <b>Assessed Valuation:</b>                                     |                | <b>Year Bond Election Passed:</b>   |              |
| <b>PPAV:</b>   |                | <b>Bonded Debt Failed:</b>          |              |
| <b>Bonded Debt:</b>  |                | <b>Year Bond Election Failed:</b>   |              |
| <b>Total Bonding Capacity:</b>                                 |                | <b>2010 Bond Election Results:</b>  |              |
| <b>% of Bonding Capacity Used:</b>                             |                | <b>Median Household Income:</b>     |              |
| <b>Bond Capacity Remaining:</b>                                |                | <b>Free or Reduced Lunch %:</b>     | 48.78%       |
| <b>Existing Bond Mill Levy:</b>                                |                | <b>State Financial Watch:</b>       | No           |
| <b>Who Owns the Facility:</b>                                  | Charter School | <b>Charter School Fund Balance:</b> | \$441,377.01 |
| <b>If it's a 3rd Party Explain:</b>                            |                | <b>Charter Authorizer Letter:</b>   | Yes          |
|  |                | <b>Charter 3 Month Notice:</b>      | Yes          |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No             | <b>Charter Chartered for 5 Yrs:</b> | Yes          |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                | <b>Year Built:</b>                  | 1986         |

Ownership of the facilities will revert back to the Montezuma-Cortez School District.

|                                    |  |                                    |           |
|------------------------------------|--|------------------------------------|-----------|
| <b>Current Grant Request:</b>      | <b>\$7,424,818.00</b>                      | <b>Affected Sq Ft:</b>             | 13,175.00 |
| <b>Current Applicant Match:</b>    | <b>\$3,494,032.00</b>                      | <b>Master Plan Completed:</b>      | Yes       |
| <b>Current Total Project Cost:</b> | <b>\$10,918,850.00</b>                     | <b>CDE Minimum Match %:</b>        | 32        |
| <b>Previous Grant Awards:</b>      | 0  | <b>Actual Match % Provided:</b>    | 32        |
| <b>Previous Matches:</b>           | 0  | <b>Was a Waiver Required:</b>      | N/A       |
| <b>Future Grant Requests:</b>      | 0  | <b>Stautory Waiver:</b>            |           |
| <b>Future Matches:</b>             | 0  | <b>FCI:</b>                        | 77.20%    |
| <b>Total for all Phases:</b>       | \$10,398,905.00                            | <b>CFI:</b>                        | 92.30%    |
| <b>Cost Per Pupil:</b>             | \$57,772.00                                | <b>Inflation:</b>                  | 2         |
| <b>Cost Per Sq Ft:</b>             | \$280.00                                   | <b>Historical Significance:</b>    | NA        |
| <b>Red Flags for Discussion:</b>   | Multiple                                   | <b>Does this Qualify For HPCP:</b> | Required  |
| <b>Red Flags Explain:</b>          | \$283/SF; Minimum communication with staff |                                    |           |

-Facilities Affected By This Grant Application-

## Horizon K-8 CS (Burke Campus) - K-8 CS Renovations and Addition

### School Name: Horizon K-8 CS (Burke Campus)

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 26,490       |
| Replacement Value:           | \$10,799,203 |
| Condition Budget:            | \$8,909,854  |
| Total FCI:                   | 82.50%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$4,081,300  |
| Total RSLI:                  | 5%           |
| Total CFI:                   | 120%         |
| Condition Score: (60%)       | 2.43         |
| Energy Score: (0%)           | 2.50         |
| Suitability Score: (40%)     | 2.86         |
| School Score:                | 2.60         |





Horizons K-8 School  
Burke Campus  
4545 Sioux Drive  
Boulder, Colorado 80303  
303-447-5580

March 4, 2011

Colorado Department of Education  
Capital Construction Assistance Board

RE: Hardship Request for Reduction of Required Match

Dear BEST:

Horizons K-8 School has re-submitted an application for a Building Excellence in Schools Today (BEST) grant for the renovation and redevelopment of our aging facility and we respectfully request a waiver of our matching funds requirement. A significant extenuating and unique circumstance has led to a situation where funds originally designated as a match for our application during last year's BEST grant cycle are no longer available as a monetary match. Due to the financial expenditure requirements of our bond program, the \$3,350,000 originally earmarked as matching funds for this project can no longer be counted towards our match. As a result, it is necessary for us to submit a hardship letter asking for a waiver of our 46% matching funds requirement. Your consideration of this request is met with our continued commitment to seek additional funding opportunities that can supplement this year's final grant match of \$478,799.52, which includes a \$43,525.44 pledge to the CDE grant reserve. This allocation comes from \$200,000 in retained bond funds and a \$278,799.52 pledge from our community. The pledge from our community includes \$200,000 in proceeds from an approved mill-levy override approved by voters in 2010 and \$78,799.52 in fundraised capital.

After failing to receive a BEST grant award last year, we were encouraged by CCAB members to reapply. We raised concerns that because of our bond situation, we would no longer have significant matching funds. However, CCAB members stated that we had a qualifying project and that our unique funding situation should not dissuade us from reapplying. Our objective throughout the remainder of this hardship letter is to clearly establish justifiable reasons why our grant application merits a waiver, allowing our grant application to be considered without our full matching funds requirement.

*\*In items below, brackets ([ ]) include references to a specific section of the Division of Public School Capital Construction Assistance 1 CCR 303-3 BEST Rules.*

**REASONS FOR WAIVER REQUEST [3.3.1]**

**Unique and extenuating circumstance that necessitates a waiver request [3.3.1.3]**

When Horizons K-8 applied for a BEST grant last year, we appropriated \$3,350,000 in matching funds for our project. At that time, it was a 41% match of our \$8,640,758 project budget. Had we been able to hold those funds in escrow and reapply for a BEST grant aimed at funding our entire Master Plan, we would have been able to provide significant matching funds for this year's application and have a match much closer to this year's 46% matching percentage requirement. While a portion of our match was from fundraised dollars, most of our matching funds were from bond proceeds and BVSD bond program guidelines dictated that the construction of our bond project begin during the 2010/2011 fiscal year in order to meet the closing finance dates of the bond program. Under BEST guidelines, funds applied toward a match cannot be used until BEST financing is released for an awarded project. Therefore, in

compliance with BEST rules, we are no longer able to consider our bond funds as a match for this year's grant application. We have since revised the scope of our BEST project to only encompass funding of Phase 2 of our Master Plan. ***While we do not have significant matching funds for our project in the conventional sense, Phase 1 construction of our local bond-funded project can be viewed as collateral for our BEST project and a subsidy of our match. Furthermore, we have acted in accordance with our intent, stated in last year's application, to responsibly use all funds designated for the completion of our Master Plan to address the health and safety deficiencies of our facility.***

### **The waiver will significantly enhance educational opportunity within our school [3.3.1.1]**

Approval of our waiver and a subsequent grant award would allow us to fund the remainder of the Master Plan originally developed to address our school's most critical needs and the notable deficiencies in the educational suitability of our facility. The Phase 2 renovation and addition of instructional spaces will significantly enhance the educational opportunity within our school.

Our building was constructed as an elementary school in 1959 and is not able to support the demands of a K-8 program. We lack space for a designated library/information media center, music room, and workrooms and have had to forgo these resources. We have been resourceful and innovative with our remaining spaces, many areas serving multi purposes, often in a makeshift manner. We utilize three modular units to house six classrooms. SLATERPAULL Architects, developers of our Master Plan, noted that the square footage of these spaces, at approximately 650 square feet each, is well below the State's targeted 850 square feet. Phase 2 construction would include adding five classrooms, a computer lab, middle school science lab, art room, a Special Education/Response to Intervention (RtI)/Literacy Intervention area, the renovation of our applied technology lab, and the redevelopment of spaces to include a music room. Additionally, upon completion of Phase 2 construction, our school children will finally have their own library and information media center. The severe overcrowding in our facility compromises educational suitability, with students being taught in unsuitable places. Our electives program is often administered in unconventional spaces, such as guitar lessons in the computer lab and chess club in the small Spanish room. Some classes are even taught off-site, in a rented room in the church across the street.

#### Art room

With Phase 2, an adequately sized art room will be added to the main building and will include an appropriate sink and ample and secure storage for chemicals and art supplies. The room will also include an adjacent, well-ventilated space for the clay kiln. Currently, the kiln is housed in a room separate from the art room, located in the main building, in a space which also serves as custodial storage. Before air quality tests indicated unsafe levels of harmful gases existed, literacy support and the RtI program were also administered in the kiln.

#### Music room

Music is offered at the school but is relegated to individual classrooms. Bulky music equipment is stored in the computer lab and transported wherever it is needed. Phase 2 renovations will include creating space for a music room with ample storage and space to support audio visual aids.

#### Computer lab

Under Phase 2, a computer lab will be added that is larger, more accessible, more functional for instruction, and more easily secured than in the current modular trailer. The space will be large enough to accommodate workstations, computer carts, a teacher presentation station and adequate storage.

#### Applied technology lab

The current applied technology is a poor configuration of separate rooms, making instruction and supervision challenging. The space is small, compartmentalized, inadequately vented, and not designed for its current use. The space constraints adversely impact program deliverability. A large tech lab built as part of Phase 2 will have a dramatic impact on the school's ability to meet the applied technology curriculum needs of our middle school students.

#### Middle school science lab

The Final School Assessment Report lists our science lab as being 40% smaller than the State's recommended size. The classroom lacks storage for program curriculum, workspace, fixed equipment and storage, adequate sinks, and appropriate exhaust and chemistry hood. A Phase 2 science lab addition will allow our middle school students the opportunity to optimize their science learning.

#### Special Education, Reponse to Intervention (RtI), and Literacy Intervention area

The Special Education instructional space used for individual meetings, testing, and counseling is approximately 150 square feet. The adjoining 132 square foot room serves as the Special Education office space for six to seven part-time professionals: special education, speech language specialists, occupational therapists, school psychologist, and others. The room is frequently used by four to six staff members at the same time. We currently have no designated room for RtI. Phase 2 would include the addition of a Special Education/RtI-specific area, including two offices and two instructional spaces, to better support our sizable student body benefitting from special education services.

#### Library/information media center

Currently, the school has no library or media center. The compromised access to resources is counteracted by each individual classroom housing developmentally appropriate books. Cabinets and shelves placed in the hallways also accommodate books available to students in place of a designated library. Unfortunately, this area is prone to flooding and the cabinets that house the books are rusting. Our younger students also walk to the local library, crossing several busy streets and parking lots en route. Providing a space for centralized resources through the Phase 2 addition of a library/media center will have a profound impact on the educational suitability of our facility.

Approval of a waiver and a subsequent grant award would significantly enhance the educational opportunities available to our students, particularly the middle school students of our K-8 program housed in our elementary school building and modulars.

### **The cost of complying with the matching moneys requirement would significantly limit educational opportunities within our school [3.3.1.2]**

One of our reasons for seeking a charter was to ensure that small homeroom class sizes of 18-19 students in grades K - 8 are maintained, thus protecting class sizes from fluctuations in the district's staffing allocation ratios. Indeed, our charter limits enrollment. As a result, our smaller-scale Per Pupil Operating Revenue does not allow for a district budget that can adequately cover certain programs and services. As a supplement to our district budget, we rely on our school community and our unrestricted budget reserves to finance art and music instruction, our kindergarten enrichment program, technology, scholarships for school-related activities, as well as custodial support and office support. Our 1<sup>st</sup>-8<sup>th</sup> grade Arts & Science electives program is dependent on funds raised by our school community, as are the after-school program, kindergarten enrichment, field trips and our Outdoor Education program. These programs are typically offered on a two-three week rotation and are mini courses focused on a variety of subjects. This is how we incorporate electives into our curriculum, such as physical education classes, performance based art classes, and more in-depth exploration of areas of interest ranging anywhere from focused science experiment labs to community service project-related courses. Diverting funds away from our reserves and fundraised dollars towards a matching grant would jeopardize the very existence of many of the programs that are fundamental to our unique curriculum.

**Per Pupil Operating Revenue (PPOR) Horizons K-8 School has budgeted to expend in order to meet our facilities obligation this year**

This year's PPOR is \$8966 per FTE (counting Kindergarten students as 0.58 FTE). Horizons has 316.9 FTE. The total operating revenue for Horizons K-8 School for this fiscal year is \$2,841,325.00, which is \$8966 per FTE (includes PPR + BVSD overrides - including 3A, categoricals, and federal grant funding). Of that total, our school has budgeted \$236,093 in order to meet our facilities obligation, which is equivalent to 8% of our PPOR.

| BOULDER VALLEY SCHOOL DISTRICT<br>FUND 11 - LOCATION 952 TREND REPORT<br>FISCAL YEAR 2011 AS OF 2/24/2011 |                |                 |              |              |              |              |              |               |               |               |              |              |            |             |                |                     |                 |
|---|----------------|-----------------|--------------|--------------|--------------|--------------|--------------|---------------|---------------|---------------|--------------|--------------|------------|-------------|----------------|---------------------|-----------------|
| FISCAL YEAR 2011  | ADOPTED BUDGET | ADJUSTED BUDGET | JULY EXPEND  | AUG EXPEND   | SEPT. EXPEND | OCT EXPEND   | NOV. EXPEND  | DEC. EXPEND   | JAN EXPEND    | FEB EXPEND    | MARCH EXPEND | APRIL EXPEND | MAY EXPEND | JUNE EXPEND | YTD EXPEND     | CURRENT COMMITMENTS | ACCOUNT BALANCE |
| <b>11 - 952.2600 - OP/INT PLT SVCS</b>  |                |                 |              |              |              |              |              |               |               |               |              |              |            |             |                |                     |                 |
| ACCT NBR / DESCRIPTION  |                |                 |              |              |              |              |              |               |               |               |              |              |            |             |                |                     |                 |
| 910-0000 CUSTODIAN  | 43,000         | 43,000          | 3,488        | 3,488        | 3,488        | 3,488        | 3,488        | 3,488         | 3,488         |               |              |              |            |             | 24,416         |                     | 17,864          |
| 912-0000 CUSTODIAN - HRLY   |                |                 |              |              |              | (194)        | (198)        | 250           | (205)         |               |              |              |            |             |                |                     |                 |
| 918-0000 OVERTIME-CUSTODIAN   |                |                 |              |              |              |              |              |               |               |               |              |              |            |             | (87)           |                     | 87              |
| 919-0000 ANNUAL LEAVE-CUSTODIAN   | 800            | 800             |              |              |              |              |              |               |               |               |              |              |            |             |                |                     | 800             |
| 9211-0000 LIFE-CUSTODIAN  | 30             | 30              | 1            | 1            | 1            | 1            | 1            | 1             | 1             |               |              |              |            |             | 10             |                     | 20              |
| 9219-0000 LTD-CUSTODIAN   | 72             | 72              | 6            | 6            | 6            | 6            | 6            | 6             | 6             |               |              |              |            |             | 41             |                     | 91              |
| 922-0000 MEDICARE-CUSTODIAN   | 800            | 800             | 50           | 50           | 50           | 48           | 48           | 52            | 48            |               |              |              |            |             | 546            |                     | 252             |
| 9283-0000 PERA-CUSTODIAN  | 5,700          | 5,700           | 540          | 492          | 482          | 485          | 485          | 510           | 484           |               |              |              |            |             | 3,909          |                     | 2,261           |
| 9291-0000 HEALTH-CUSTODIAN  | 5,200          | 5,200           | 451          | 431          | 424          | 431          | 430          | 431           | 431           |               |              |              |            |             | 3,029          |                     | 2,177           |
| 9292-0000 DENTAL-CUSTODIAN  | 440            | 440             | 36           | 36           | 36           | 36           | 36           | 36            | 36            |               |              |              |            |             | 250            |                     | 188             |
| 9664-0000 PURCH SVCS FR DISTRICTS BY CHARTERS   | 172,713        | 172,713         |              |              |              |              |              | 80,976        | 14,398        | 14,398        |              |              |            |             | 110,167        |                     | 57,244          |
| 9665-0000 LAUNDRY & CUSTODIAL SUPPLIES  | 4,000          | 4,000           |              | 310          | 344          | 303          | 1,214        | 170           | 333           | 596           |              |              |            |             | 3,482          |                     | 518             |
| 9670-0000 WORK ORDER MATERIALS & SUPPLIES   | 600            | 600             |              |              |              |              |              |               |               |               |              |              |            |             |                |                     | 600             |
| 9862-0000 MAINTENANCE WORK ORDER CHARGES  | 4,000          | 4,000           |              |              |              |              |              |               |               |               |              |              |            |             |                |                     | 4,000           |
| 9974-0000 ERROR/ SUSPENSE - PAYROLL   |                |                 |              |              |              |              |              |               |               |               |              |              |            |             |                |                     |                 |
| <b>TOTAL FOR 952.2600</b>   | <b>236,093</b> | <b>236,093</b>  | <b>4,521</b> | <b>4,367</b> | <b>4,642</b> | <b>4,634</b> | <b>5,066</b> | <b>51,378</b> | <b>15,021</b> | <b>15,022</b> |              |              |            |             | <b>148,721</b> |                     | <b>86,232</b>   |
| <b>11 - 952.2603.2113 - OP/INT PLT SVCS-CAP CON CHTR</b>  |                |                 |              |              |              |              |              |               |               |               |              |              |            |             |                |                     |                 |
| ACCT NBR / DESCRIPTION  |                |                 |              |              |              |              |              |               |               |               |              |              |            |             |                |                     |                 |
| 9704-0000 BUILDING IMPROVEMENTS   | 10,000         | 10,000          |              |              |              |              |              |               | 5,574         |               |              |              |            |             | 5,574          |                     | 4,426           |
| <b>TOTAL FOR 952.2603.2113</b>  | <b>10,000</b>  | <b>10,000</b>   |              |              |              |              |              |               | <b>5,574</b>  |               |              |              |            |             | <b>5,574</b>   |                     | <b>4,426</b>    |
| <b>11 - 952.2814 - RSR/CHIEVAL SVCS</b>   |                |                 |              |              |              |              |              |               |               |               |              |              |            |             |                |                     |                 |
| ACCT NBR / DESCRIPTION  |                |                 |              |              |              |              |              |               |               |               |              |              |            |             |                |                     |                 |
| 9864-0000 PURCH SVCS FR DISTRICTS BY CHARTERS   | 19,851         | 19,851          |              |              |              |              |              | 8,428         | 904           | 904           |              |              |            |             | 7,254          |                     | 3,817           |

**Horizons K-8 School Maintenance Budget**

**ISSUES AND IMPACTS THAT INHIBIT OUR ABILITY TO MAKE A FINANCIAL COMMITMENT OF A GREATER MATCHING CONTRIBUTION TO OUR PROJECT [3.3.2]**

*Subsidizing our matching monies with funds from our general reserves and capital reserves would unduly burden the fiscal solvency of our school [3.3.2.1].*

As a small district charter school, our budget is not able to support an allocation of significant funds toward a match. For the 2010/2011 school year we were able to raise our enrollment to 332 as per our newly negotiated ten-year charter. Typically, K-8 schools in Colorado have a significantly larger enrollment and a more sizeable funding base. As a public charter school, our annual revenue is primarily related to our enrollment; on average, we operate with a \$2.5 million dollar District Budget (Horizons District FY2010/2011). After we pay back roughly 20% of the budget to BVSD for overhead costs (human



resources, legal, IT, special education, etc.), 97% of the remaining funds go to pay salaries and benefits, leaving a meager operating budget. Horizons K-8 School has a unique governing body, Horizons Council, that operates according to our Bylaws and is open to all parents and teachers in our community. Council members make whole-school decisions, including how to raise and spend the Council Budget. We look to our generous and hard-working parents to annually raise an additional (on average) \$100,000 to supplement our District Budget with a Council Budget that pays for art and music instruction, technology, custodial support, office support, and scholarships for school-related activities, such as the after-school program, kindergarten enrichment, field trips and our Outdoor Education program. (Horizons Council Budget FY2010/2011). After crucial programs and services are funded, we allot the remaining funds to our general reserves in both our District Budget and our Council Budget. Allocations of general reserve funds are recommended by our Finance Review Committee (Horizons Bylaws, Section IX) as per our Council Bylaws (Horizons Council Bylaws, Section VI).

Horizons 2010 - 2011 District Budget, as of February 7, 2011

|  | ACTUAL<br>TOTAL<br>2009-2010 | PROPOSED<br>TOTAL<br>2010-11 | Actual<br>July<br>2010 | Actual<br>Aug<br>2010 | Actual<br>Sep<br>2010 | Actual<br>Oct<br>2010 | Actual<br>Nov<br>2010 | Actual<br>Dec<br>2010 | Projected<br>Jan<br>2011 | Projected<br>Feb<br>2011 | Projected<br>Mar<br>2011 | Projected<br>Apr<br>2011 | Projected<br>May<br>2011 | Projected<br>June<br>2011 | Projected<br>Total<br>YE 6/30/2011 |
|--|------------------------------|------------------------------|------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|---------------------------|------------------------------------|
| Local Revenues (from council)          | 109,392                      | 70,000                       | 0                      | 0                     | 0                     | 0                     | 0                     | 76,062                | 0                        | 0                        | 0                        | 0                        | 0                        | 0                         | 76,062                             |
| State Revenues (capital construction)  | 14,578                       | 15,053                       | 9,078                  | 1,167                 | 1,167                 | 1,167                 | 1,167                 | 1,167                 | 1,167                    | 1,254                    | 1,254                    | 1,254                    | 1,254                    | 1,254                     | 22,291                             |
| Transfer from BVSD (FPOR+Overrides)    | 2,621,988                    | 2,592,805                    | 216,519                | 216,519               | 216,519               | 216,519               | 216,519               | 218,808               | 267,487                  | 216,067                  | 216,067                  | 216,067                  | 216,067                  | 216,067                   | 2,634,225                          |
| <b>Total Revenues</b>                  | <b>2,736,568</b>             | <b>2,677,858</b>             | <b>224,597</b>         | <b>216,676</b>        | <b>216,676</b>        | <b>216,676</b>        | <b>216,676</b>        | <b>396,027</b>        | <b>266,644</b>           | <b>217,322</b>           | <b>217,322</b>           | <b>217,322</b>           | <b>217,322</b>           | <b>217,322</b>            | <b>2,732,679</b>                   |
| Salaries (0100)                        | 1,526,378                    | 1,614,462                    | 115,881                | 220,051               | 127,867               | 127,562               | 129,873               | 131,434               | 134,029                  | 134,541                  | 134,541                  | 134,541                  | 134,541                  | 134,541                   | 1,655,661                          |
| Benefits (0200)                        | 385,204                      | 403,939                      | 28,716                 | 43,801                | 30,741                | 32,695                | 32,265                | 33,102                | 34,433                   | 33,662                   | 33,662                   | 33,662                   | 33,662                   | 33,662                    | 404,061                            |
| Summer Accrual Adjustments             |                              |                              | -95,926                |                       |                       |                       |                       |                       |                          |                          |                          |                          |                          |                           | -104,926                           |
| <b>Total Salary &amp; Benefits</b>     | <b>1,913,582</b>             | <b>2,018,432</b>             | <b>-121,326</b>        | <b>263,851</b>        | <b>158,728</b>        | <b>160,267</b>        | <b>158,227</b>        | <b>164,536</b>        | <b>168,462</b>           | <b>168,203</b>           | <b>168,203</b>           | <b>168,203</b>           | <b>168,203</b>           | <b>168,203</b>            | <b>1,954,776</b>                   |
| Purchased Services (0300-0500)         | 15,767                       | 671,115                      | 0                      | 357                   | 2,062                 | 2,460                 | 769                   | 290,879               | 42,781                   | 47,693                   | 47,593                   | 47,593                   | 47,593                   | 47,593                    | 577,253                            |
| Supplies and books (0600)              | 35,411                       | 33,584                       | 250                    | 5,909                 | 2,837                 | 2,611                 | 3,013                 | 1,785                 | 1,863                    | 2,766                    | 2,799                    | 2,799                    | 2,799                    | 2,799                     | 31,960                             |
| Property, Equipment, Rentals (0700)    | 26,987                       | 18,685                       | 69,431                 | 0                     | 841                   | 213                   | 1,828                 | 82                    | 5,574                    | 1,557                    | 1,557                    | 1,557                    | 1,557                    | 1,557                     | 85,656                             |
| Tech equip: pass through from council  | 97,297                       | 70,000                       |                        |                       |                       |                       |                       |                       |                          |                          |                          |                          |                          |                           |                                    |
| Other (Printing, Vhs, computer) (0900) | 10,475                       | 14,685                       | 0                      | 0                     | 5,626                 | 1,149                 | 564                   | 0                     | 634                      | 1,224                    | 1,224                    | 1,224                    | 1,224                    | 1,224                     | 14,084                             |
| <b>Total Non-Salary Expense</b>        | <b>191,927</b>               | <b>706,079</b>               | <b>69,686</b>          | <b>5,966</b>          | <b>11,368</b>         | <b>6,433</b>          | <b>6,274</b>          | <b>292,746</b>        | <b>50,831</b>            | <b>53,173</b>            | <b>53,173</b>            | <b>53,173</b>            | <b>53,173</b>            | <b>53,173</b>             | <b>709,162</b>                     |
| <b>Total Direct Expenses</b>           | <b>2,105,509</b>             | <b>2,724,512</b>             | <b>-51,849</b>         | <b>269,818</b>        | <b>170,096</b>        | <b>166,720</b>        | <b>164,501</b>        | <b>457,282</b>        | <b>219,294</b>           | <b>221,375</b>           | <b>221,375</b>           | <b>221,375</b>           | <b>221,375</b>           | <b>221,375</b>            | <b>2,663,937</b>                   |
| BVSD Central Services Costs            | 943,073                      | 0                            | 45,860                 | 45,860                | 45,860                | 45,860                | 45,860                | -229,300              | 0                        | 0                        | 0                        | 0                        | 0                        | 0                         | 0                                  |
| <b>Total Expenses</b>                  | <b>2,648,581</b>             | <b>2,724,512</b>             | <b>-5,789</b>          | <b>315,678</b>        | <b>215,956</b>        | <b>212,580</b>        | <b>210,361</b>        | <b>227,982</b>        | <b>219,294</b>           | <b>221,375</b>           | <b>221,375</b>           | <b>221,375</b>           | <b>221,375</b>           | <b>221,375</b>            | <b>2,663,937</b>                   |
| <b>Net Surplus (Deficit)</b>           | <b>87,888</b>                | <b>-48,544</b>               | <b>230,386</b>         | <b>-99,002</b>        | <b>720</b>            | <b>4,096</b>          | <b>6,314</b>          | <b>68,045</b>         | <b>38,350</b>            | <b>-4,054</b>            | <b>-4,054</b>            | <b>-4,054</b>            | <b>-4,054</b>            | <b>-4,054</b>             | <b>68,641</b>                      |

NOTES

- 2009-10 \$88,724 surplus last yr was added to district reserves
- 2010-11 \$47,090 budgeted loss comes out of district reserves
- July 2010 State Revenues includes a \$7,621 rollover from last yr
- July 2010 \$59K computer equipment will be reimbursed from council budget in June 2011
- Teacher payroll changed from Sept-Aug to Aug-Jul resulting in higher Aug payroll
- June accrual reduced to one month from two because of payroll calendar change
- Dec Transfer from BVSD updated to include increase from 2008-10 adjustment
- BVSD central services costs moved to Purchased Services in Dec
- Transfer from BVSD increased in Jan, 3a mill levy

District Budget Reserves

|                                   |                |
|-----------------------------------|----------------|
| Beginning Balance                 | 343,204        |
| 2010-11 Budgeted Loss             | -48,544        |
| <b>End Balance</b>                | <b>294,660</b> |
| Less Labor reserve                | -86,389        |
| Less general local reserve        | -100,000       |
| <b>Unrestricted carry forward</b> | <b>108,171</b> |

Horizons Council Budget

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Date: 3/2/2011

|   | thru Jan 2011<br>actual | 2010-2011<br>budget | 2009-2010<br>actual | 2009-2010<br>budget |
|---|-------------------------|---------------------|---------------------|---------------------|
| Donations                                   | 47,181                  | 60,000              | 84,708              | 70,000              |
| Fundraising Events - Net                    | 3,121                   | 28,000              | 56,038              | 15,000              |
| Grocery Coupons                             | -                       | 20,000              | 38,000              | 35,000              |
| Tech grant                                  | -                       | 36,000              | 25,000              | 25,000              |
| from Computer Reserve                       | 72,519                  | 50,000              | -                   | 28,257              |
| (2010 Compton grant + insurance settlement) |                         |                     | 10,000              | 38,257              |
| Misc. (incl. refunds)                       | 351                     | 1,000               | 5,157               | 2,000               |
| Interest income                             | 594                     | 2,200               | 2,224               | 3,100               |
| <b>TOTAL INCOME</b>                         | <b>\$123,766</b>        | <b>\$197,200</b>    | <b>\$221,127</b>    | <b>\$218,357</b>    |
| Music Instruction*                          | 2,053                   | 15,000              | 25,547              | 22,000              |
| Art Instruction*                            | 5,204                   | 30,000              | 33,474              | 33,700              |
| A&S coordinator*                            | 1,448                   | 10,000              | 5,772               | 10,000              |
| Arts & Sciences                             | 1,311                   | 10,000              | 11,583              | 12,000              |
| Office staff*                               | 1,237                   | 13,500              | 8,589               | 7,000               |
| Custodial*                                  | 3,866                   | 8,000               | 102,774             | 93,257              |
| Technology equipment                        | 72,519                  | 90,000              | 15,000              | 15,000              |
| to Computer Reserves                        | 7,500                   | 15,000              | 283                 | 1,000               |
| Family Assistance/Scholarships              | -                       | 1,000               | 25                  | 200                 |
| Bank Service Fees                           | 121                     | 200                 | 225                 | 200                 |
| Credit Card Fees                            | 709                     | 2,500               | 1,726               | 2,000               |
| Misc.                                       | 814                     | 1,200               | 3,230               | 2,000               |
| <b>TOTAL EXPENSES</b>                       | <b>\$96,782</b>         | <b>\$196,400</b>    | <b>\$208,227</b>    | <b>\$198,357</b>    |
| <b>NET INCOME--BEFORE PASS THRU's</b>       | <b>\$26,984</b>         | <b>\$800</b>        | <b>\$12,901</b>     | <b>\$20,000</b>     |
| K Enrichment program                        | 24,109                  |                     | 57,848              |                     |
| After School                                | 6,352                   |                     | 26,560              |                     |
| Grant Income                                | 1,278                   |                     | 25,760              |                     |
| Field Trips/Exploratories                   | 3,666                   |                     | 7,189               |                     |
| Outdoor Ed                                  | 57,651                  |                     | 50,214              |                     |
| Winter Sports                               | 1,039                   |                     | 19,188              |                     |
| Yearbook                                    | 4,553                   |                     | 7,432               |                     |
| School Supplies                             | 15,356                  |                     | 14,465              |                     |
| Petty Cash                                  | 15                      |                     | 262                 |                     |
| <b>Sub-total: Pass Thru Income</b>          | <b>\$116,019</b>        |                     | <b>\$239,972</b>    |                     |
| K Enrichment program                        | 7,921                   |                     | 34,378              |                     |
| After School                                | 3,952                   |                     | 27,947              |                     |
| Grant Expense                               | 5,599                   |                     | 4,790               |                     |
| Field Trips/Exploratories                   | 64,768                  |                     | 5,761               |                     |
| Outdoor Ed                                  | 1,463                   |                     | 56,915              |                     |
| Winter Sports                               | -                       |                     | 21,375              |                     |
| Yearbook                                    | -                       |                     | 6,055               |                     |
| School Supplies                             | 10,293                  |                     | 9,994               |                     |
| Petty Cash                                  | -                       |                     | 262                 |                     |
| <b>Sub-total: Pass Thru Expenses</b>        | <b>\$93,996</b>         |                     | <b>\$198,591</b>    |                     |
| <b>NET PASS THRU INCOME</b>                 | <b>\$22,023</b>         |                     | <b>\$41,381</b>     |                     |
| <b>Net To Savings</b>                       | <b>\$49,007</b>         |                     | <b>\$54,282</b>     |                     |
| Beginning Reserves 6/30/09                  | 338,555                 |                     | 284,273             |                     |
| plus net cash flow YTD                      | 49,007                  |                     | 54,282              |                     |
| Expected Reserves, YTD                      | <b>\$387,562</b>        |                     | <b>\$338,555.00</b> |                     |
| <b>Allocation of Reserves:</b>              |                         | FY Beginning        | YTD add/subtract    |                     |
| Technology Reserve (add 15k/yr)             |                         | 73,438              | (65,019)            |                     |
| For Council Programs the following year     |                         | 72,000              |                     |                     |
| Playground Maintenance                      |                         | 5,000               |                     |                     |
| Whole Foods Green Initiative                |                         | 6,192               |                     |                     |
| Grant writing                               |                         | 2,078               |                     |                     |
| Unrestricted Reserves (YTD)                 |                         | 179,847             | 114,026             |                     |
| <b>Total Reserves</b>                       |                         | <b>\$338,555</b>    |                     |                     |

Notes:

\*includes 10% donation to BVSD for KH policy

Pass thru accounts: we expect to have approximately equal income and expenses in these categories on a yearly basis, but the timing of income and expenses is not the same, so they may show differing amount during the year.

*Capital reserve fund cannot be used to fund the matching contribution [3.3.2.2]*

Since 2006, new school leadership has strongly advocated fiscal prudence and investment in a solid reserve to safeguard against any unforeseeable expenditures. Over the past 4 years, judicious use of unrestricted funds and the limited capital construction monies we receive from the District has enabled us to fund the most pressing health and safety-related projects as they arise. Examples of recent projects undertaken include asbestos abatement (in the ceiling, in classroom floor tiles, in the kitchen, and boiler room pipes), boiler replacement, removal and replacement of unsafe playground equipment, emergency plumbing repairs, and extensive kitchen renovations to address code non-compliance [3.3.2.11 and 3.3.2.12]. Depleting our reserves to provide more matching funds would greatly hamper our ability to continue to independently meet small-scale health and safety-related needs as they arise, as well as unexpected fluctuations in paybacks to BVSD and changes in Per Pupil Operating Revenue.

In recognition of both our commitment to a fiscally sound budget and the unique value and success of our 20 year old, innovative, and coveted program, the District took the unusual step of offering Horizons a ten-year charter renewal term in place of the usual five-year term. BVSD values the educational experience provided at Horizons and recently guaranteed that if we are awarded a BEST grant, the school could remain in its current premises for the duration of the 10-year charter until 2020, as opposed to the current year-to-year occupation agreement with BVSD. The security of a long-term agreement is of vital importance for us as a charter school.

*Bond history including an explanation of factors contributing to the decision to pursue or not pursue a bond issue, and factors contributing to past bond issue failures and successes [3.3.2.3] \*SEE SPECIAL PROVISIONS FOR CHARTER SCHOOLS - Seeking inclusion of our capital construction needs in a BVSD ballot question seeking voter approval for bonded indebtedness*

*Changes to Insurance Cost [3.3.2.4]*

Next year, we are anticipating an increase in insurance payments for the dental and health benefits of Horizons K-8 staff. The projected increase is \$19,149. With our lean budget, the slightest increase in expenditures can have a marked financial impact. This is another reason we struggle with pledging a greater match to our project.

| Health   |         | 2011-12<br>Increased<br>Cost to<br>Horizon |        |
|--|---------|--|--------|
| District only<br>cost total                                      | Horizon | Share of<br>\$1.9M                         |        |
| 17,807,160   | 170,280 | 0.0096                                     | 18,169 |
| Dental   |         | 2011-12<br>Increased<br>Cost to<br>Horizon |        |
| District<br>only cost<br>total                                   | Horizon | Share of<br>\$100k                         |        |
| 1,499,472  | 14,688  | 0.0098                                     | 980    |
| Total increased cost for Horizon for Health and Dental: \$19,149 |         |  |        |

### *Bracing for changes in revenues [3.3.2.8] and salary increases [3.3.2.5]*

In 2010, voters passed a mill-levy override benefitting BVSD schools. Our school received \$248,000 this year as a result. The intent of the mill-levy issue was to allow schools to recoup lost funding resulting from state budget cuts. However, before plans for a mill-levy issue were formally announced, Horizons K-8 had already budgeted conservatively for the 2010/2011 school year in anticipation of cutbacks and had also increased enrollment as a way to generate additional funds. As a result, this year's mill-levy proceeds were viewed as a windfall. After discussing how best to use the unexpected revenue, the decision was made to allocate a majority of the proceeds towards a match for the BEST grant. While there are untold ways we could have used the funds, the critical condition of our quickly deteriorating facility dictated that applying for a BEST grant was a top priority. Our community determined that we would offer \$200,000 of the proceeds as a match.

The remaining \$48,000 in mill-levy proceeds are being held in reserves. The hesitation in contributing all the mill-levy proceeds to our match is that we are bracing for salary increases next year, resulting from teacher union negotiations, as well as a projected decrease in PPOR of \$500. Our fiscal conservatism prompts us to hold a portion of the funds in reserve to offset this change in revenue and salary increase.

### *Other increased expense [3.3.2.6]*

This year, we had a record number of students requesting scholarships for Outdoor Education, Winter Sports, the after-school program, kindergarten enrichment, and field trips. Demand increased by nearly \$10,000.

### *Limitations in the amount of funds we can further devote to facilities because of competing projects concurrently vying for funding [3.3.2.10 and 3.3.2.9].*

At the beginning of the 2009-2010 school year, most of the computers being used in our classrooms were outdated, second-hand computers donated from the Boulder Valley School District in the summer of 2007, as they were preparing to replace computers at other District schools. A technology assessment by BVSD deemed our school's technology offerings as insufficient for our elementary school needs and woefully subpar in relation to the rest of the District's middle school programs. Our students were using aged and dated computer systems that were crashing ever more frequently. Our school also lacked the equipment necessary to access and utilize the fiber optic technology provided by the District and capitalize on the technological advancements readily available as a supplement to educational instruction.

Last year, we embarked on a Technology Update Initiative to replace dated technology in the school. The objective of our Technology Update Initiative was to address these critical areas of deficiency by purchasing new computer systems and other equipment to ensure that we meet the current technology needs of our students and teachers. This initiative, while critical to our program, diluted the fundraising opportunities we had when funding the competing objective of augmenting a matching fund. Our ability to fundraise and grant-write specifically for purposes of matching funds was compromised this year because of our need to ensure our school had the adequate technology to support our teachers and students. To date, we have raised more than 95% of the nearly \$200,000 needed to fund the Technology Update Initiative through grants and fundraising.

Other projects our community is writing grants and fundraising for include a \$145,000 solar energy initiative and a \$75,000 Garden-to-Table Greenhouse Project to support the BVSD lunch program.

### *Additional circumstances that make it financially impractical to provide the matching contribution [3.3.2.14]*

## Fundraising challenges

Our parents annually contribute a significant amount of money each year to keep core aspects of our program funded. Appealing to our parents to fund a pledge in excess of \$78,779.52 to approximate our matching percentage would create an excessive hardship for families already over-committed to numerous school fundraising efforts.

Our community has always responded generously to our school's fundraising needs. Despite being one of the smallest K-8 schools in the state, more than \$100,000 is raised each year through fundraising efforts such as our grocery coupon program, capital campaign drive, school auction, and other special events. A pledge in excess of \$78,779.52 would be a disproportionate financial expectation of our community.

Not only do our parents respond positively to requests for financial support for our unique program needs, our school community devotes an inordinate amount of time to volunteerism, typically logging over 5000 hours of volunteer service each year. The school benefits financially by saving money that would otherwise be expended for services performed through our community volunteer efforts. Projects undertaken recently include moving two classrooms into portables in preparation for Phase 1 construction, relocating an outdoor garden and courtyard in preparation for Phase 1 construction, building an Outdoor Classroom, landscaping the front of the school with xeric plants, painting, numerous repairs, deep cleaning, and a "community build" of a new playground structure. We schedule two volunteer workdays per school year to address school maintenance issues.

Our dedication to volunteerism demonstrates a strong sense of responsibility and commitment from within our community, intent on taking care of the needs of our school. We can assure BEST that if awarded a grant, our community will take utmost pride and care to maintain the renovated and redeveloped facility. This conscientious community support will also be focused on securing more financing for facility improvements. We will continue to actively align funding sources with good intentions of using any additional facility monies secured to reimburse the State for any BEST Grant money awarded.

## Challenges to grant procurement

As a small charter school, we have limited grant-writing resources and rely on our principal, teachers, and volunteer parents to research and write grants to fund numerous projects and programs within the school. This year, grants have been written and/or received for literacy programs, anti-bullying curriculum, kindergarten math, Renaissance studies, technology purchases, kitchen equipment purchases, and more. Researching and writing grants for matching funds or capital improvements competes directly with numerous other grant endeavors and further taxes our volunteer base. Ideally, we would have unrestricted resources and time to do an exhaustive search of potential grantors. However, the reality is we are limited in our abilities to do so.

Another factor hampering our grant-writing efforts is that our demographic and Free and Reduced Lunch eligibility numbers render us ineligible to qualify for many grants targeting economically disadvantaged communities. However, at the same time, our financing structure does not allow us to reserve adequate funds for a match. In addition, consigning to loan payments would cause our school significant financial difficulty and prevent us from pursuing alternative financing options. Several attempts have been made to identify potential grantors for matching funds and/or capital improvements, and have to date been unsuccessful. We will continue to explore grant options in hopes of securing additional funding that can be offered as a supplement to our match.

We have investigated alternative financing options to address our facility needs. However, a commitment to structured loan payments would stretch our budget beyond sensibility and it would be fiscally imprudent to compromise our financial solvency for this end.

Below is a list of grants researched and information relevant to our findings:

- *Great Outdoors Colorado (GoCo)* – The scope of our facilities project does not meet this funder’s guidelines. This program is particularly interested in funding land conservation; outdoor recreation and parks; trails; wildlife.

- *Energy Impact Grants* – As an individual school, we are not eligible to receive their grants or loans. From their website:

Eligible entities to receive grants and loans include municipalities, counties, school districts, special districts and other political subdivisions and state agencies.

- *State Historical Fund* – Because our facility does not have historical designation, our project is not eligible to receive a grant through this funder.
- *Governor’s Energy Office (GEO)* – The “Energy performance contracting for existing buildings” program is one which we may investigate to address energy efficiency issues. However, it is not an adequate funding source for facility improvements.
- *The Annie E. Casey Foundation* – As an individual charter school, we are not a suitable candidate for this grantor. From their website:

“In general, the grant making of the Annie E. Casey Foundation is limited to initiatives in the United States that have significant potential to demonstrate innovative policy, service delivery, and community support for disadvantaged children and families. Most grantees have been invited by the Foundation to participate in these projects.”

- *Gates Foundation* – The scope of our project does not qualify for funding. From their website:

Examples of areas the foundation *does not fund* include:

- Projects addressing health problems in developed countries
- Political campaigns and legislative lobbying efforts
- Building or capital campaigns*
- Projects that exclusively serve religious purposes
- Direct support for individuals

- *Daniels Fund* – The scope of our facilities project does not qualify for funding. From the charter school proposal guidelines listed in their website to assist a charter school after its first two years of operation:

*The request should focus on students and their academic development, and are generally made once every three years. Items might include:*

- Materials
- Staff training
- Programming/Curriculum

- *The Eli and Edythe Broad Foundation* – As an individual charter school, we would not be a qualifying applicant. From the FAQs on their website:

Does The Broad Foundation *fund individual schools*?

No. We focus on urban school districts and high-quality charter management organizations.



- *The Walton Family Foundation* – Our school is not within their specified geographic area, nor are we a qualifying support group. From their website:

The Foundation focuses its support on 30 urban school districts and Arkansas and supports groups that are:

1. Starting public charter schools that show potential for dramatically raising student achievement;
2. Developing state and national associations that serve, protect and cultivate the public charter school movement;
3. Recruiting and training leaders and teachers for public charter schools; and
4. Addressing the need of public charter schools for facilities.

- *Charter School Growth Fund* – We are an individual school and not a Charter Management Organization; therefore, we are not eligible for funding.
- *Charter Schools Development Corporation* – This organization provides credit enhancement as opposed to grants and is not a viable funding source for our school. Facilities financing to address our needs is cost prohibitive and not a viable option given our limited ability to pay back loans.
- *Community Reinvestment Fund* – Horizons K-8 School is not a qualified applicant from an economically distressed community.
- *Housing Partnership Network* – Horizons K-8 School is not a qualifying applicant. From their website description of their charter school financing partnership:

The Housing Partnership Network Charter School Financing Partnership (CSFP) – a groundbreaking vehicle to access secondary market financing for charter schools that serve disadvantaged students and communities.

- *KIPP Foundation* – This foundation does not provide grants. Their focus is on providing a variety of support and services to KIPP charter schools. Horizons K-8 School is not a KIPP school.
- *Local Initiatives Support Corporation* – LISC provides financing for individual charter schools; however, facilities financing to address our needs is cost prohibitive and not a viable option given our limited ability to pay back loans.
- *NCB Capital Impact Corporation* – This organization finances charter schools; however, facilities financing to address our needs is cost prohibitive and not a viable option given our limited ability to pay back loans.
- *Raza Development Fund* – This organization finances charter schools; however, facilities financing to address our needs is cost prohibitive and not a viable option given our limited ability to pay back loans.

*Factors not affecting our financial situation with regard to our waiver request:*

- Changes in enrollment [3.3.2.7]
- Buses and other capital purchases [3.3.2.14]

**SPECIAL PROVISIONS FOR CHARTER SCHOOLS**

In accordance with the provisions requirements for charter school applicants, we present the following section highlighting the efforts put forth by Horizons K-8 School during the ten years preceding the submittal of this year's BEST application to explore vacant school district facilities, bonded indebtedness, and mill-levy overrides.

### **Exploring vacant school district facilities**

Horizons K-8 School has always had a good working relationship with BVSD, our authorizer. Our district has been very supportive of our program from its inception. In our early years, we partnered with our local authorizer to identify district-owned options for housing our program and successfully repurposed a district-owned property originally intended to serve as a public school, but long since vacated as such. That building was constructed in 1959 and was originally the home of Admiral Arleigh A. Burke Elementary School. The school was closed in 1982 and the building was subsequently leased by the district to other organizations. In 1995, Horizons moved into the former Burke Campus and has been there since.

Horizons K-8 School first opened its doors as Paddock Elementary School to 92 Boulder Valley students in the fall of 1991 as the result of a Boulder Valley Schools "Education for the New Decade" grant. The school was founded upon careful study and community discussion, and reflected the efforts of numerous teachers, parents, and community members. The new program was a thoughtful response to the conclusions and recommendations of district and state professionals, educational researchers, experienced alternative school participants, and schools engaged in current restructuring efforts. It addressed the challenge of meeting the educational needs of all children while preparing them to become caring, confident, and competent participants in the 21st century. Horizons was established by the school district to maximize the strengths of teachers and the participation of the community, and to provide an innovative new model of teaching and learning in Boulder Valley. The founders envisioned a school program in which parents, staff, and students chose to participate, which valued diverse populations of students, and was committed to ensuring educational success. In the fall of 1994, Horizons expanded to include middle-school students. The student body has grown from 92 to over 300 students since the founding of the school. Horizons was granted approval of its charter school proposal and began operation under a Boulder Valley School District charter school contract on July 1, 1997. The charter proposal was renewed in 2005 for five years. In 2009, the district recognized the ongoing successes of our program by conferring renewal of our charter proposal for an extended ten-year period.

Recent events demonstrated the long-term commitment BVSD has to keeping us in our current facility. First, when we were awarded a ten-year charter renewal term we were give assurance that we could stay in our current facility without renegotiating the terms of our lease until 2020. Second, we were allocated over \$3,400,000 for facility improvements through the district's 2006 Bond Program. These two factors have preempted any thoughts of relocating our school to vacant facilities as an alternative to renovating our existing space. While the replacement value of our school is high, at \$10,129,348, according to the CDE Final School Assessment Report, it still exceeds the condition budget.

### **Seeking funding for capital construction by having the Colorado Educational and Cultural Facilities Authority (CECFA) created and existing pursuant to Section 23-15-104 (1) (a), C.R.S, issue bonds on our behalf**

As part of our investigation into matching funds, we contacted CECFA and explored the option of having them issue bonds on our behalf. After discussing our financial situation with Jo Ann Soker, Executive Director of CECFA, it was clear the cost of repaying bonds issued on our behalf would stretch our budget beyond sensibility. The cost of borrowing money would not be worth the financial hardship inflicted on the school.

"The school (Horizons K-8) would have to budget to make debt service payments on any bonds issued by CECFA. It is my understanding from you that, although the school is healthy financially, it does

not have 'extra' money that could be used to repay bonds." – Jo Ann Soker, Executive Director of CECFA

### **Seeking voter approval of a ballot question for bonded indebtedness**

Susan Cousins, BVSD Bond Office Communications Manager confirmed that unlike some charter schools that may own their buildings, or operate as individual non-profits with 501(c)(3) status, our building is district-owned. Because of this, we cannot individually pursue bonded indebtedness and must have the district, as our authorizer and owner of our facility, pursue on our behalf any bonded indebtedness that impacts our district-owned building.

### **Seeking voter approval of a ballot question for a special mill levy**

In speaking with the Boulder County Elections Division, pursuing a mill-levy issue is not a reasonable option for our school. Scott Thomas, Chief Deputy County Clerk with the Boulder County Elections Division, shared that even if we prepared a very shortly worded mill-levy ballot issue to present to all Boulder Valley School District voters, the cost of the election and TABOR notice would run well into the tens of thousands. During the 2010 election cycle, the mill-levy issue presented to the BVSD voters cost the school district over \$110,000 in election charges. Incurring such costs in order for our school to sponsor a mill-levy issue would be an unrealistic option.

Bill Sutter, the Interim CFO of BVSD, broke down the costs for the recent district sponsored mill-levy issue. The figures below are the election charges the district incurred for submitting ballots to BVSD voters in three separate counties. While the costs will fluctuate from election to election depending on the length of the ballot, this is a good example of the costs sustained for sponsoring a successful mill-levy ballot issue.

| <b>BREAKDOWN OF BVSD ELECTION CHARGES FOR MILL-LEVY OVERRIDE BALLOT ISSUE</b> |              |
|---|--------------|
| CITY & COUNTY OF BROOMFIELD   | \$ 7,765.47  |
| BOULDER COUNTY  | \$106,355.00 |
| GILPIN COUNTY   | \$ 3,6545.00 |

Aside from the cost prohibitive nature of placing a mill-levy issue on the ballot, it would not have been politically expedient to present another mill-levy issue to voters so soon after the passage of the 2010 override.

### **Seeking inclusion of our capital construction needs in a BVSD ballot question seeking voter approval for bonded indebtedness**

*Why seeking a ballot issue for bonded indebtedness was not an option for this election cycle*

When asked about the possibility of BVSD sponsoring another ballot question for bonded indebtedness on our behalf, Interim CFO, Bill Sutter, explained that the cost for placing an initiative on a ballot for a smaller single-school project is cost-prohibitive for the district. Pursuing bonded indebtedness for one school's needs costs the district the same as it does a \$300 million project benefitting a larger base. If the district had been willing to consider another bond program, it is difficult to ascertain from the historical overview of BVSD bond programs how voters would have responded and where school funding would have ranked among BVSD taxpayer priorities. However, the probability of another bond referendum being

advocated by BVSD taxpayers during our current conservative economic climate and while the 2006 Bond Program remains active is doubtful.

*Why seeking a future ballot issue for bonded indebtedness to address our facility needs is no longer an optimal solution*

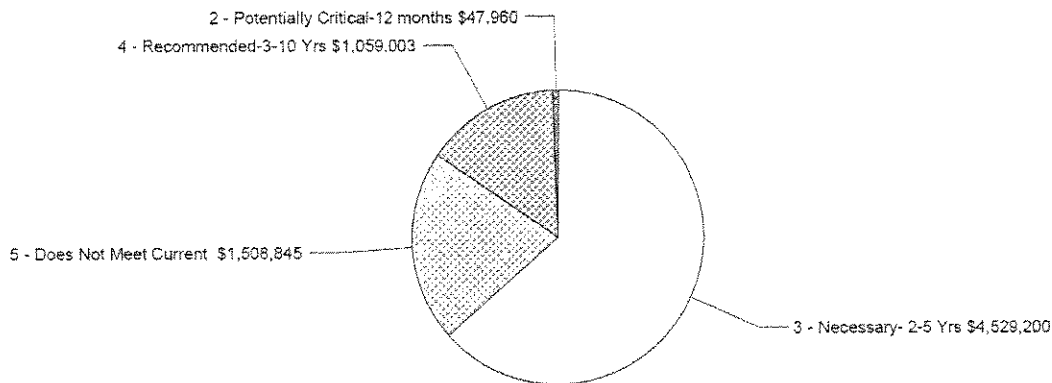
**It is unlikely that another local bond capable of addressing our facility needs would be able to address our facility's deteriorating condition before our needs become gravely critical.** The district has not announced any near-term plans for pursuing another bond program. The current BVSD bond program resulted from a bond passed in 2006. Historically, the district has asked voter approval of a bond issue every 6-8 years. **Susan Cousins, BVSD Bond Communications Manager, related that the soonest the district would consider another ballot for bonded indebtedness would be in "another couple of years."** In the best-case scenario, if the district decides to include our capital construction needs in a 2013 BVSD ballot question, *and* the voters approve the ballot measure, the most optimistic forecast would have construction beginning in 2014. If we use that timeline and adjust the data in the 2010 CDE Final School Assessment's Condition Deficiency Report, the majority of our condition deficiencies, perhaps even greater than two-thirds, would be ranked a "1" by 2014. A ranking of "5" is the highest score indicating a good condition ranking. A ranking of "1" demonstrates "Critical/Immediate Need".

The first chart below reflects the condition deficiencies as of 2009 from the 2010 CDE Final School Assessment Report. The subsequent chart depicts a conceptualization of our projected condition deficiencies in 2014. By then, our facility would be in dire straits. ***If we fail to secure a waiver of our match requirement and BEST funds are not available, and relying on a future bond is our only option, the future of the building housing our award-winning program is grim.***

Final School Assessment Report - Boulder Valley RE-2, Horizon K-8 CS (Burke Campus)

**Condition Deficiency Priority**

| Building /Site | GSF    | FCI   | Condition Budget |            |             |             |             | Total       |
|----------------|--------|-------|------------------|------------|-------------|-------------|-------------|-------------|
|                |        |       | Priority 1       | Priority 2 | Priority 3  | Priority 4  | Priority 5  |             |
| Site           |        | 100%  | \$0              | \$47,960   | \$285,142   | \$105,511   | \$0         | \$438,612   |
| Main           | 26,490 | 69.1% | \$0              | \$0        | \$4,244,058 | \$953,491   | \$1,508,845 | \$6,706,395 |
| Total:         | 26,490 | 70.5% | \$0              | \$47,960   | \$4,529,200 | \$1,059,003 | \$1,508,845 | \$7,145,007 |



**Condition Score as of 2009**

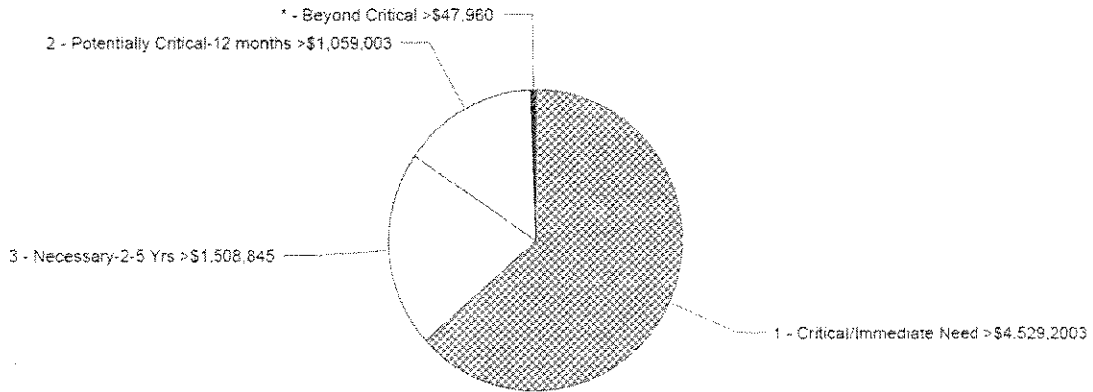
\*Condition and adequacy data collected during the fiscal year 2009  
 "Statewide Financial Assistance Priority Assessment." p. 3 Horizons K-8  
 School Final School Assessment Report

**Condition Priority**  
 The priority score for an expired or inadequate system is scaled from 1 to 5, where 1 is the highest priority and 5 is the lowest:

1. Critical / Immediate Need
2. Potentially Critical-12 months
3. Necessary- 2-5 Yrs
4. Recommended-3-10 Yrs
5. Does Not Meet Current Code/Standards

**Condition Deficiency Priority**

| Building /Site | GSF    | FCI     | Condition Budget |               |               |               |              | Total         |
|----------------|--------|---------|------------------|---------------|---------------|---------------|--------------|---------------|
|                |        |         | Priority *       | Priority 1    | Priority 2    | Priority 3    | Priority 4&5 |               |
| Site           |        | > 100%  | > \$47,960       | > \$285,142   | > \$105,511   | > \$0         | > \$0        | > \$438,612   |
| Main           | 26,490 | > 69.1% | > \$0            | > \$4,244,058 | > \$953,491   | > \$1,508,845 | > \$0        | > \$6,706,395 |
| Total:         | 26,490 | > 70.5% | > \$47,960       | > \$4,529,200 | > \$1,059,003 | > \$1,508,845 | > \$0        | > \$7,145,007 |



Conceptualized Projection of Condition Scores in 2014

*How past bond programs failed to meet our facility needs*

1998 Bond Program

The pattern for bonds benefitting BVSD charter schools indicates the large-scale bond necessary to provide a significant contribution to a matching percentage, or complete funding of our Master Plan, is rare in BVSD. During the 1998 bond referendum, charter schools received funding based on a “fair share” formula. In accordance with this formula, the five BVSD charter schools shared a small percentage of the bond money, irrespective of need. “Charters receive an allocation of dollars from the 1998 referendum based on a ‘fair share’ formula developed after the 1998 referendum passed, and on promises made to the public... In 2002-03, Boulder Valley School District’s charter schools ‘fair share’ of the 1998 referendum totaled nearly a half a million dollars.” Of this, Horizons received \$84,897 (*Referendum Expenditures*). Funds from previous bonds were similarly unpredictably allocated and likewise inadequate to address sizeable needs.

The 2006 Bond Program

In 2006, the voters of Boulder Valley School District (BVSD) approved a bond benefitting every public school in the district. The initial funding assigned to Horizons K-8 School through the bond was \$2.5 million. The District noted, however, that, “The final determination of overall campus improvements will be determined as the charter school completes its facility master plan (*Educational Facilities Master Plan 61*).” After the Horizons K-8 School Master Plan was developed by BVSD-selected SLATERPAULL

Architects, it became strikingly clear that the allocation for our project was grossly inadequate to fund the renovations and additions necessary to ensure our facility would be in compliance with the criteria established for K-8 schools in the BVSD's *Educational Facilities Master Specifications for K-8 Schools*. As a result, the Master Plan was divided into Phases 1 and 2, with \$2.5 million designated to funding Phase 1. The financing needs of Phase 1 exceeded the funds appropriated through the bond; as a result, Horizons and the District requested additional funds from the Citizen's Bond Oversight Committee (CBOC) on April 1, 2010 in order to complete the first phase of our project. The request was approved and our project was awarded an additional \$900,000.

Our initial local bond-funded project was profoundly under-assessed, critically limiting our ability to fund our Master Plan. BVSD used a template to assess facility needs and award money in the 2006 Bond Program. Because Horizons K-8 School has a unique program, the template did not accurately reflect the needs of our school. When a master plan was created for our school in 2009, it became apparent that the costs associated with our facility's needs were more than triple what we were awarded through the Bond. Had our facility been more accurately assessed by the District before all the Bond monies were awarded, and had the assessment been more in line with the 70% Facility Condition Index (FCI) rating and 111% Colorado Facility Index (CFI) rating received through the Statewide Assessment, our project would have qualified for more funding (*Statewide Financial 111*).

Given the funding limitations of the Bond Program and the need to fund improvements in all BVSD schools, it is unlikely our project would have received full funding. However, it is likely that we would have been able to address more of our facilities needs and have funding for Phase 2. It's also possible we could have applied those Phase 2 funds as a match for our current BEST grant application.

Several factors contributed to the underassessment in the BVSD Bond Program. First, the information obtained by the District to create the funding model for our school was deficient. When compiling the Facilities Data Detail, most schools were given both a BVSD Facility Condition Score and a BVSD Program Compatibility Score. The average of these scores produced the Combined Score for the school. This Combined Score was used to assist in the development of the Master Planning project packages for each school (*Educational Facilities 29*). However, because of our school's distinct educational program, the District did not assign our school a Program Compatibility Score. Our school was one of three schools receiving a skewed Combined Score because of a missing Program Compatibility Score. "These schools were not evaluated for their program compatibility due to their unique program delivery. It was determined that application of adopted BVSD educational specifications was not applicable to their situation" (*Educational Facilities 30*).

Because BVSD did not have a mechanism in place to provide a metric for schools falling outside their conventional measures, our school's Combined Score was negatively impacted and was not an accurate depiction of our school's needs compared to other schools. In the State's Assessment, Horizons K-8 received a CFI rating of 111%. Because this rating reflects the condition needs, suitability needs, and energy audit needs of a facility, the State's rating is a more accurate reflection of our facility than BVSD's Combined Score. A CFI of 111% indicates our school's needs are much greater than the 52.2 % mean for BVSD schools and the 44.8 % mean for all State schools (*Statewide Financial Appendix 6*).

BVSD recognized that the Horizons K-8 project should have received more funding and identified the school's facility as a Priority 1 project of the Surplus Funds Allocation Process. The Surplus Funds Allocation Process is the District's review process for projects requiring additional funding from the Citizen's Bond Oversight Committee. From the BVSD Surplus Funds Request:

Because of its unique nature, it would have been impractical to conduct a Program Compatibility Assessment on the facility (Horizons) using BVSD's Educational Specifications as was done for other schools. For the purpose of including the school in the Educational Facilities Master Plan, a cursory evaluation of the school's programmatic needs was conducted with the intent to perform a



more detailed program assessment at a later date. However, because no formal program assessment was conducted for the school, the scope of work in the Educational Facilities Master Plan was incomplete and underfunded. The Master Plan notes, 'The final determination of overall campus improvements will be determined as the charter school completes its facility master plan.' Now that a master plan has been completed, the District has a more complete understanding of the school's programmatic needs and the scope of work and budget should be amended to support those needs (*Surplus Funds*).

The Bond Program staff, "including the Executive Director, Sr. Project Manager and Project Managers, consulted with cabinet members and District Operations and Maintenance staff to determine schools' needs," and petitioned the Citizens' Bond Oversight Committee, the board that administers the BVSD Bond Program, for an additional \$900,000 to fully fund Phase 1 of Horizons K-8 School's Master Plan (*Surplus Funds Request*). On April 1, CBOC approved the request for an additional \$900,000, after the Project Director of the BVSD Bond Program articulated Horizons' numerous unaddressed needs. This award represents over 35% of all the funds that were available through Surplus Funds Allocation Process.

Supplemental evidence supporting our assertion that the Horizons K-8 School facility project was underfunded comes from the condition score provided by BVSD not being consistent with the FCI provided by the State. Independent of the deficiency with the BVSD assessment and absence of a Program Compatibility evaluation, we contend that the one metric used to rate our facility and determine funding for our bond project was itself an inaccurate assessment of our facility condition.

A comparison of the 70.5% FCI score for our school signifies our school's facility needs are much greater than the average BVSD school, with a 38% FCI mean, and the average State school, with a 30.1% FCI mean. The BVSD-assigned Facility Condition Score for our school differs dramatically from the State's FCI score. In the District's ranking of projects, among the 52 BVSD schools, 16 schools have poorer facility scores than the 53% BVSD Condition Score given Horizons K-8 School. In contrast, the State's assessment ranks our school as one of the 3 schools with the poorest facility conditions in our District. The more accurate rating from the State Assessment can in part be attributed to the State's thorough evaluation of our school conducted over a comprehensive two-day investigation.

To summarize, not only was our BVSD bond project under-assessed and under-funded, the metric used to evaluate our needs was faulty. These factors dramatically impeded upon our ability to fund more of our facility needs.

## **Conclusion**

Our immediate need in numerous areas of health and safety cannot be entirely addressed through Phase 1 and our current inability to fund Phase 2 places our students at continued risk and disadvantage. A BEST Grant award would enable us to complete funding of the remainder of our Master Plan and allow our facility to be aligned with the minimum standards of health, safety, and educational suitability deemed acceptable by the State's school facility construction guidelines. Furthermore, a BEST grant award would significantly enhance the educational opportunities available to all our students, especially the middle school students of our K-8 program who are currently housed in our elementary school building. Without an approved waiver, we would forfeit the unique opportunity for funding that a BEST grant would provide to undertake the numerous projects targeting health and safety issues, replace modular classrooms or tackle overcrowding issues at Horizons. While a BEST award is of utmost importance, we cannot jeopardize the fiscal solvency of our school in pursuit of additional matching funds. If we fail to secure a waiver and BEST funds are not an option for our project, the completion of Phase 2 of our Master Plan would be suspended indefinitely. The majority of our facility deficiencies are trending critical, quickly

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*Horizons K-8 School Maintenance Budget FY2010-2011*. Rep. Print.

approaching Priority 1 & 2 ranking according to the CDE Final School Assessment Report. The future of our school and the survival of our award-winning program is in jeopardy. We appreciate the opportunity the Capital Construction Assistance Board, through the BEST Grant, affords to schools needing capital improvements. In deference to the BEST program, we can assure the Board of our strong candidacy for a BEST award. We come to the process as a charter school with a proven, highly acclaimed academic program, benefiting from a strong working relationship with our District, and without deed or title issues. We ask that you give full consideration of our request for a waiver of the matching funds requirement so that our project can qualify for a BEST fund award.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sonny Zimo", written in a cursive style.

Sonny Zimo  
Principal  
Horizons K-8 School

# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** HORIZONS K-8 ALTERNATIVE CHARTER SCHOOL

**Sort Order #:** 174

**County:** BOULDER

**Applicant Priority #:** 1

**Project Title:** K-8 CS Renovations and Addition

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

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

Horizons K-8 School is a nationally recognized, award-winning charter school serving families within the Boulder Valley School District (BVSD) for nearly two decades. In 2009, the State ranked Horizons among the top 5% of District schools for academic growth and achievement. Our school is a repeat winner of the John Irwin School of Excellence Award and has been recognized as a Quality School by the William Glasser Foundation. The school's program advocates a unique brand of education celebrating the high value and individual voice of each student, encouraging them to become community/global contributors involved in service learning initiatives both locally and internationally. Horizons has been a UNICEF Emissary School since 2004 and been recognized by the Global Education Fund for exemplary commitment to the world's children. It is also one of the first Eco-Cycle Green Star Schools, working towards Zero Waste since 2005.

In 1996, Horizons K-8 School became a charter school within BVSD and developed a K-8 program in the former Burke Elementary School. The building was originally constructed in 1959 and was initially intended to serve solely as an elementary school facility. In the past half century, there has been no major renovation or redevelopment of the existing facility, other than the reassignment of existing spaces to meet the needs

of a K-8 program operating in an elementary school, and the acquisition in 2000 of three temporary modulars currently housing six classrooms. We have been creative in our full utilization of existing spaces, most rooms having been resourcefully enhanced and modified to serve various functions and address the inadequacy of the facility to meet the needs of our K-8 program. While the educational suitability of our facility is clearly deficient, our greatest concern and impetus for applying for a BEST Grant stems from the significant health concerns, safety hazards, and inadequate security stemming from our aging facility and considerable overcrowding.

In 2006, voters within BVSD approved a bond benefiting public schools. The initial allocation for Horizons K-8 School was \$2.5 million. However, after a Master Plan was developed by the BVSD-selected SLATERPAULL Architects, it became strikingly clear that funding for our project was grossly inadequate to finance the renovations and additions necessary to ensure our facility would be up to par with the standards of health and safety the District and State deem acceptable. As a result, the Master Plan was divided into Phases 1 and 2 based on logistical practicality rather than urgency of needs. Bond funds and an additional Bond Surplus Award are able to meet the funding needs of Phase 1. Unfortunately, many deficiencies in health and safety cannot be entirely addressed through Phase 1 and our current inability to fund Phase 2 places our students at continued risk and disadvantage. Without a BEST award, the completion of our Master Plan before our needs become critical will not be realized.

Our decision to reapply for a BEST Grant this year is complicated by the loss of funds initially pledged as a match for this project last year. The situation is explained fully in our waiver letter. However, the severity of our building deficiencies and the reality that the majority of our facility conditions are trending critical in the immediate future, has prompted us to reapply.

A BEST Grant award would enable Phase 2 of our Master Plan to be funded in its entirety allowing our facility to be aligned with the minimum standards of health and safety deemed acceptable by the State's school facility construction guidelines. The renovations and additions to our facility would also address issues of overcrowding and current code violations, while promoting a learning environment more conducive to meeting the educational suitability needs of a K-8 program hampered by an deteriorating facility initially intended for use as an elementary school.

**Issue:** Addition

### Deficiencies Associated with this Issue:

Numerous health and safety deficiencies resulting from overcrowding in our inadequate facility would be addressed by the North Addition of Phase 2 of our Master Plan. Because our K-8 school is housed in a facility originally intended as an elementary school, we have had to be creative and resourceful in how we utilize our 29,350 square feet to meet the needs of our K-8 program. Thirteen of our 21 academic spaces are at least 30% smaller than classroom size recommendations as outlined by the CDE Public

School Facility Construction Guidelines: six middle school classrooms, two elementary classrooms, art room, Spanish room, science lab, applied technology lab, and computer lab and. The use of modulars was meant to temporarily alleviate space problems, but after over a decade of use, their use has created conditions which yield another subset of health and safety hazards.

The South Addition of Phase 2 would target severe security threats that exist with our building, as well as serious health and safety issues arising from the lack of a health clinic and inefficient and inadequate configuration of our administrative spaces.

Lack of adequate space to support our K-8 program has meant we have had to forgo resources such as a designated library/information media center, music room, health clinic, and workrooms. The addition of 14,700 square feet will be sufficient to elevate our poor Colorado Facility Index score of 110% closer to the State average of 44.8%. The numerous health and safety hazards that have resulted from these overcrowding issues will continue to exist unless additional instructional spaces are added to our facility. Below is a comprehensive list of the most significant deficiencies being addressed through the North and South additions of Phase 2 of our Master Plan.

#### HEALTH AND SAFETY CONCERNS NECESSITATING THE ADDITION OF NEW SPACES:

##### PHYSICAL SAFETY DANGERS WITH RAMPS TO MODULARS

- A large deck serves all of the modular units and is accessed by a metal ramp. The metal ramp is necessary to support the weight of one of our student's electric wheelchairs. The ramp and deck are prone to unsafe conditions during inclement weather and pose a life safety hazard. In the winter months the ramp ices over. Each year, several students are injured from falls occurring on the ramps and decks. Students are continually at risk of injury. The ten-year-old wooden deck is slippery in cold or wet weather and even with consistent maintenance rife with splinters. With inclement weather likely during the much of the school year, deck and ramp conditions pose a constant threat to safety.

##### HEALTH CONCERNS WITH MODULARS NOT ADJOINING MAIN BUILDINGS

- There is no covered walkway to shelter students traveling between the modular classrooms and the main building. This leaves all students exposed and vulnerable to the hazards of our unpredictable weather.
- Teachers have foregone requiring kids wear appropriate outdoor clothing when shuffling to classes in the outdoor modulars because of the impracticality and time it takes younger students to put on and take off winter clothing. Our youngest and littlest students can be observed being shepherded back and forth to Spanish class, art class, and the computer lab without jackets, gloves, or hats, even in sub-zero weather, or heavy precipitation.
- There is no bathroom in the vicinity of the modular classrooms. Students must enter the main building to access bathrooms.
- Two of the classrooms in one portable have no running water.

##### HEALTH AND SAFETY CONCERNS WITH MODULARS FOR CHILDREN WITH DISABILITIES

- There is no electronic door operator into the main building from the outdoor classrooms for use by our physically challenged or injured, non-ambulatory students.
- The exterior modular doors are not ADA compliant and the lack of adequate windows makes it difficult for students needing assistance to signal for help. Our wheelchair-serviced student is often sitting out in the cold while waiting for assistance.
- None of the sinks in any of the modulars is ADA code compliant.

##### LIFE SAFETY AND SECURITY CONCERNS WITH MODULARS

- The lack of adjacency of these classrooms to the main building also poses a security threat to students. Lack of sightlines from the classroom to the main building prevents adequate supervision of students traveling back and forth from modulars to the main building. (See Boulder Police Department lock-down drill report in Addendum section of our application package.)
- The door to access the main building must be left unlocked compromising security, not only during school hours, but also after school when staffing level and supervision are low. Our school is adjacent to a city park and there is no fence around the perimeter. Also, a community meal center functions directly across the street. These logistics result in a significant presence of strangers in the vicinity. Each point of entry is vulnerable to intruders, but none more than the doors leading to the modulars.
- Controls for the electrical and communications systems of the modulars are easily accessible. This makes the units vulnerable to security tampering.
- Our computer lab, located in a modular, houses thousands of dollars worth of computer equipment. There are no direct sightlines to the computer lab and it is difficult to monitor the building for theft.

##### MIDDLE SCHOOL SCIENCE LAB HEALTH AND SAFETY CONCERNS

- The current science lab received a CDE Assessment Score of "2" as a result of being housed in a modular trailer in a classroom that is 40% smaller than the State's recommended size. Scores are in descending order with "5" being best. Aside from the size constraints adversely impacting the ability of science instruction to be adequately delivered, the crowded classroom situation poses a safety threat with students not having adequate room to maneuver when conducting science experiments involving care

and precision. Cross-contamination is a hazard resulting from students conducting experiments at their desks due to lack of wet work stations.

- In addition to the classroom lacking adequate storage for program curriculum, locked storage for chemicals, work spaces, and necessary fixed equipment; the absence of an appropriate exhaust capacity and chemistry hood and an inadequate, non-ADA compliant sink, poses a health risk for students.
- One of the middle school classrooms also serves as a science room. There is no emergency eyewash in the room and the sink in non-ADA compliant.

#### COMPUTER LAB SAFETY CONCERNS

- The State Assessment gave our computer lab a score of "1" for size and adjacency. The space is cramped, is used as a Spanish office, and also used to store music equipment. The room is not large enough to accommodate students and teachers freely moving about posing physical safety concerns.

#### ART ROOM HEALTH AND SAFETY CONCERNS

- The State Assessment gave the art room a score of "1" for size, adjacency, lack of storage, sinks and fixed equipment. The room does not have access to ventilated, locked and fire resistive cabinets. The kiln is in another area of the school. Educational specifications for BVSD recommend the clay kiln be immediately adjacent to the art room with a connecting door and should include a downdraft system. The kiln is housed in a room separate from the art room, located in the main building, in a space which also serves as custodial storage.
- The sink area is wholly inadequate and non-ADA compliant.

#### SAFETY CONCERNS ASSOCIATED WITH NOT HAVING A LIBRARY/INFORMATION MEDIA CENTER

- Currently, the school has no library or media center. To address the compromised access to resources associated with not having a library, each classroom houses developmentally appropriate books in bookcases, further limiting the space available for educational instruction. Cabinets and shelving placed in the school hallways also accommodate books available to students in place of a designated library. This creates a congested area in hallways, which already doubles as work space for teachers and also houses makeshift storage cabinets, creating situations compromising physical safety, especially during periods of heavy activity between classes and during breaks when our littlest students intermingle with the older students.
- Our younger students walk to the local public library once a week, crossing busy streets and parking lots on the way.

#### SAFETY AND PSYCHOLOGICAL/MENTAL HEALTH CONCERNS WITH NOT HAVING ADEQUATE OFFICE SPACE AND ROOMS FOR SPECIAL EDUCATION, RESPONSE TO INTERVENTION AND LITERACY INTERVENTION PROGRAMS

- The building lacks professional office space for the school resource staff. There are currently six staff members who share two tiny offices. We pride ourselves on our unique program which offers special needs children the opportunity to thrive in an inclusive academic environment. Because of this, we have a significant population of kids requiring Special Education services. However, we lack the space to adequately meet their more specialized individual needs. The quality of services they need for their psychological health is compromised. Oftentimes, students can be seen receiving Special Education services in a makeshift manner, wherever space can accommodate the delivery of a program. There is a lack of privacy for counseling children. It is not unusual to see children being tended to on the floor of the principal's office.
- The Literacy Intervention and Response to Intervention (RtI) programs were offered in the poorly ventilated clay room until it was documented to have dangerous air quality levels.

#### BUILDING AND LIFE SAFETY HAZARDS WITH EXISTING ELECTRICAL SYSTEMS

- The aging and overloaded electrical system presents building and life safety hazards. During recent installation of a fire suppression hood in our kitchen by Integrated Safety Services, the electrician expressed alarm at the current system and the potential for overload malfunctions and electrical short-circuiting which are dangerous fire hazards. The electrical distribution system, original to the building, is antiquated, inadequate, very poorly labeled, and will require replacement due to age of the equipment and the unavailability of spare parts.
- The existing main distribution boards and branch circuit panelboards have maximized existing circuits without the ability to add additional branch circuits or panelboard feeders. Their ability to support the electrical needs of the building continues to devalue.

#### LIFE SAFETY AND SECURITY HAZARDS RESULTING FROM INSUFFICIENT SITE LIGHTING

- Existing site lighting has exceeded its service life and is approaching failure. Insufficient site lighting threatens life safety and security. Main entrance lighting has not functioned since fall.
- Parking areas are not lit. The building perimeter is poorly lit. The building entrance is not well lit and needs lights installed in more than 50 percent of areas. Inadequate site lighting poses a life safety and security hazard in post-daylight situations. This directly impacts faculty, staff, students and their families, and visitors leaving school after hours or attending evening school performances, sports events and other activities. As mentioned previously, our school does not have a fenced perimeter. We are located in a residential area, adjacent to a city park and close to a large commercial shopping area and highway access. We are highly vulnerable to our school-ground being breached by strangers. Improved site lighting for security is a high priority.
- There is no lighting of trash and recycling area, a safety concern for our night custodian and our families who volunteer to clean



classrooms throughout the school year. We have had to lock all dumpsters to prevent outside dumping of construction debris and garbage that would often leave our dumpsters overflowing.

#### SECURITY AND LIFE SAFETY ISSUES WITH ENTRYWAY AND RECEPTION AREA

- Unsuitable entry/reception presents a security threat. Security is a high priority. The building lacks clear lines of sight from the administrative office to the entrance. The current configuration does not allow the control of access to the main entrance.
- A lock-down drill conducted by the Boulder Police Department in the fall exposed the profound vulnerabilities within our school and in particular the design of the current entryway and lack of reception area. Armed police officers were able to infiltrate the school and trespass through the entirety of the building without detection. (See Boulder Police Department lock-down drill report in Addendum section of our application package.)
- There is no designated reception area. It is difficult to monitor strangers visiting the school and difficult to enforce visitor/guest registration security policies.

#### HEALTH HAZARDS RESULTING FROM THE ABSENCE OF A HEALTH CLINIC

- There is currently no health room or clinic in the facility. Children who are ill, injured, or emotionally distressed are cared for in the office, which also serves as a reception area and administrative office space.
- The room is crowded, with no ability to isolate sick children or do any health assessments or observations. There are no cots or other means for a sick child to recline.
- There is no dedicated bathroom adjoining this space.
- The room also lacks secure storage for student medications and space to administer medication or first aid. Emergency medical supplies are stored in the assistant principal's office. Student meds are stored in an office file cabinet, defibrillator and sharp containers are stored in the assistant principal's office.
- The absence of a clinic is a fundamental health concern for the school. It is particularly problematic when trying to isolate infectious children. It is difficult to meet the medical needs of several of our children requiring frequent routine medical treatment. The school is currently unable to adequately meet the emergency health needs of children.

#### SAFETY CONCERNS WITH EXISTING ADMINISTRATIVE SPACES

- Critical shortage and overcrowding of administrative spaces profoundly affects administrative suitability. "The Administration spaces are too small and spaces are creatively shared. Ideally there would be offices for the Lead Teacher, Assistant Lead Teacher, the business manager, a reception area and a health clinic" (SLATERPAULL Master Plan).
- The administration space includes a makeshift reception area within the office. The facility lacks a workroom. A provisional table and copier has been set up in the hallway as a project workspace for faculty and staff. The confined conference room and business office share a space adjoining the administrative offices. Our main office houses three desks for office and kitchen staff. It is not uncommon to see three staff members working at three desks, parents waiting to be assisted, and several students waiting to be assisted all at the same time crammed into the 160 square feet. The overtaxed spaces and cramped quarters are a physical and occupational safety hazard.

#### OTHER DEFICIENCY RECOGNIZED BY BEST AS RANKING PRIORITY

##### OVERCROWDING AND SAFETY CONCERNS

- Inadequate classroom space requires renting space in the church across the street for our electives program. Our 1st – 8th grade students must cross a busy street to access this off-site facility.
- Overcrowding has resulted in many deficiencies, including classrooms having to be housed in temporary modular units, and spaces serving multi-purpose functions, often in an improvised manner. The temporary modulars house six classrooms. As a K-8 program operating in a former elementary school, we have specific space requirements, particularly for middle schools, not being met by our small facility. Fundamentally, we have an inadequate number of classrooms to accommodate the program needs associated with the nine grades of our K-8 student body; the elementary school building was designed for six grades. As a result, six classrooms were moved into temporary portables over a decade ago: two middle school classrooms, the science lab, the computer lab, the art room, and the Spanish room. The square footage of each modular classroom is approximately 650 square feet, well below the District's targeted educational specifications of 850 - 1,400 square feet as noted in the BVSD Educational Specifications for K-8 Schools.
- Overcrowding has negatively impacted the educational suitability of our program. The following programs operate in insufficient spaces undermining the optimal educational suitability of our facility:
  - Two middle school (MS) math and science classes
  - MS Science Program
  - K-8 Computer Program
  - K-8 Art Program
  - K-8 Spanish Program
  - K-8 Special Education

- MS Technology Lab
- Critical shortage and overcrowding of administrative spaces profoundly affects administrative suitability.
- Overcrowding and over-programmed demands on our facility have caused many of the health and safety hazards highlighted in this narrative.

**Proposed Solution to Address the Deficiencies Listed Above:**

The Phase 2 additions will be LEED certified upon completion.

\*In items below, brackets ( [ ] ) include references to a specific section of the Capital Construction Assistance Public Schools Facility Construction Guidelines – 1 CCR 303 (1).

The North Addition of Phase 2 would include:

- Science Lab
- Art Room
- Computer Lab
- Special Education/RtI/Literacy Intervention
- Library/Information Media Center
- Four middle school classrooms (two middle school math classrooms and two language arts/history classrooms)
- One multi-age fourth/fifth grade classroom

The South Addition of Phase 2 would include:

- Entryway/Reception
- Health Clinic
- Administrative Spaces

**ADDITION WILL ADDRESS HEALTH AND SAFETY CONCERNS WITH RAMPS, MODULARS NOT ADJOINING MAIN BUILDINGS, AND HAZARDS FOR CHILDREN WITH DISABILITIES**

- With the addition, modulars will no longer be needed. This will eliminate safety dangers associated with the ramps, and eliminate life safety and security concerns with modulars listed previously.

**ADDITION WILL ADDRESS CUMPUTER LAB SAFETY CONCERNS**

- A computer lab will be part of the addition. The space will be larger, more accessible, more functional for instruction, and more easily secured than in the current modular trailer. The space will be large enough to accommodate computer work stations, computer carts, and storage for other curriculum materials. The space will also allow for a teacher presentation station [Section 4.11.6]. The space will be used exclusively as a computer lab, not for music storage or as a Spanish office.

- The computer lab will be protected to maintain business continuity with emergency power backup, redundant A/C and data backup systems [Section 4.6.].

**ADDITION WILL ADDRESS SCIENCE LAB HEALTH AND SAFETY CONCERNS**

- The addition will include a science lab in close proximity to the middle school classrooms. The science lab will be built to the recommended specifications identified in the CDE Public School Facility Construction Guidelines. Particular attention will be centered around building a science lab that promotes safety and creates an environment that is conducive to maximizing science learning.

- The lab will include a demonstration table, emergency shower/eyewash, wet student work stations, and will be equipped with adequate instrumentation. [Section 4.11.8] The science lab will comply with storage guidelines in CDPHE 6CCR 1010-6 “Rules Governing Schools” [Section 3.15]. The science lab will be centrally located as per CDE Guidelines Section 4.13.6.

**ADDITION WILL ADDRESS ART ROOM HEALTH AND SAFETY CONCERNS**

- The addition will include an art room that will be built in compliance with the CDE’s Public School Facility Construction Guidelines. Specifically, the room will include an adjacent, well-ventilated space for the clay kiln, with an appropriate ventilation system. An appropriate ADA compliant art room sink will be an interior fixture and there will be an allotment for ample and secure storage of chemicals and art supplies [Sections 4.11.12].

**ADDITION WILL ADDRESS SAFETY CONCERNS ASSOCIATED WITH NOT HAVING A LIBRARY/INFORMATION MEDIA CENTER**

- “The Library/Multimedia Center (LMC) should be the heart of the school, providing a flexible space for students, staff, and parents to read, write, meet, and draw” [Section 4.10.9]. The room will be built in accordance with the CDE Public School Facility Construction Guidelines. The space will be designed with high ceilings and exposed structure and materials. The space will have abundant natural light, as well as well-designed artificial task lighting. Window shades will be incorporated to accommodate the

use of audio visual equipment requiring darker environments. [Section 4.11.5]

#### ADDITION WILL ADDRESS SAFETY AND PSYCHOLOGICAL HEALTH CONCERNS WITH NOT HAVING ADEQUATE OFFICE SPACE AND ROOMS FOR SPECIAL EDUCATION, RESPONSE TO INTERVENTION (RtI) AND LITERACY INTERVENTION PROGRAMS

- The North Addition will house the Special Education, RtI, and Literacy Intervention rooms. The space will contain two offices that will accommodate six staff members. Adjacent to the offices will be two small instructional spaces, each 250 square feet. [Section 4.11.3]

#### ADDITION WILL ADDRESS THE BUILDING AND LIFE SAFETY HAZARDS WITH EXISTING ELECTRICAL SYSTEMS

- A new panelboard will be provided in the area to replace the aging panelboard. The panelboard will provide power for the new mechanical roof-top unit, unit heaters, unit ventilators, cabinet unit heaters, lighting, and other equipment for this area. Existing branch circuits connected to the existing panelboard will be reconnected to the new panelboard. Surge protectors will be incorporated into the facility as part of the electrical upgrade. A safe and efficient electrical service and distribution system will be designed and installed to meet all applicable State and Federal codes [Section 3.10]. Old inefficient mechanical systems will be replaced with new energy-efficient systems. Controls will monitor the efficiency of the mechanical system and control temperature range of facilities during low/non-use periods and after operating hours [Section 5.1.17].

#### ADDITION WILL ADDRESS LIFE SAFETY AND SECURITY HAZARDS RESULTING FROM INSUFFICIENT SITE LIGHTING

- Site lighting will be added as defined by the ASTM UNIFORMAT II Classification for Building-Related Sitework (E1557-97), per the CDE Public School Construction Guidelines. Eight site lighting systems will be added and will include site lighting in the parking area, school entries, and perimeter.

Site lighting design, lighting styles and technologies will be used which have minimal impact and minimal contribution to sky glow [Section 5.1.16].

#### ADDITION WILL ADDRESS LIFE SAFETY AND SECURITY CONCERN WITH EXISTING ENTRYWAY AND RECEPTION AREA

- Solutions addressing the security threats associated with an unsuitable entry/reception will include enlarging the administrative office and reconfiguring the space for security control of the main entrance.

- There will be direct visual lines to the main entry for safety and supervision. The main entrance will be designed so walking traffic will flow past the main office area and be visibly monitored from the office.

- The reception area include an entry vestibule and will be large enough to comfortably accommodate 4-5 people at a time in addition to two desks for staff.

#### ADDITION WILL ADDRESS HEALTH HAZARDS RESULTING FROM THE ABSENCE OF A HEALTH CLINIC

- Solutions addressing the health hazards for not having a health clinic will include creating a new space for a health clinic. The room will have space for a cot, lockable storage for medications, and additional storage for supplies.

- The clinic will be adjacent to the administrative offices to allow for ease of supervision.

- A separate emergency care area shall be provided. This room shall have a dedicated adjoining bathroom, and shall be used in providing care for persons who are ill, infested with head lice, or suspected of having communicable diseases.

#### ADDITION WILL ADDRESS SAFETY CONCERNS WITH EXISTING ADMINISTRATIVE SPACES

- In addition to an office for the principal, assistant principal, and business manager, the administrative offices will have space for a conference room and a staff workroom.

#### ADDITION WILL ADDRESS OVERCROWDING

- The movement of students from temporary instructional facilities into permanent facilities is identified as a priority in the BEST Project Ranking Guidelines CRS 22-43.7-109(5). The proposed additions in our project includes the construction of academic spaces that would eliminate the need for temporary modular units.

- The addition of four middle school classrooms and one multi-age classroom for fourth/fifth graders will allow each class to have its own classroom in the North Addition. All classrooms will meet the minimum size requirements for educational suitability.

#### NOTES:

The site cost and soft costs of our project are reflected in the Cost section of the Renovation Solution.

#### **How Urgent is this Project:**

We have clear facility deficiencies that exist and present a health and safety hazard to our students. To continue to allow these conditions to exist without proposing a solution is both irresponsible and unconscionable. The additions component of our project will address several of these health and safety dangers, the most critical of which are the life safety and security concerns previously spotlighted. With regard to the Division of Public School Capital Construction Assistance BEST Project Ranking Guidelines, the following areas were identified as high priority and urgently need to be addressed:

- 1.2 Major structural hazards. Deterioration of building envelope can be visibly detected.
- 1.3 Threatening electrical. The aging electrical system is at capacity and "... beyond its expected life and showing signs of deterioration... The system should be replaced" (CDE Final School Assessment Report 28).
- 1.9 Exterior door monitoring. There are no sightlines from the main entry to the building. Security cameras are faulty and cannot be monitored effectively. Doors accessing to main building from modular must be left unlocked and there is no way to monitor activity because of lack of sightlines.
- 1.9 Exit and emergency lighting. Existing site lighting has exceeded its service life and is approaching failure. Insufficient site lighting threatens life safety and security. The building entrance is not well lit and needs lights installed in more than 50 percent of areas. Site lighting, well beyond its expected life and completely absent in the parking lot, was noted as a critical safety and security need in the CDE Final School Assessment Report (16).

Additionally, the BEST Project Ranking Guidelines used by the Division of Capital Construction Assistance identifies the removal of temporary modular units as priority 2.2.

**What is the Cost Associated with this Issue:**        \$2,884,776.00

**Issue:** Renovation

**Deficiencies Associated with this Issue:**

In the 2010 Final School Assessment, CDE provides a thorough description of numerous health and safety issues associated with our aging facilities. The report highlighted many site and building deficiencies in systems that were "beyond expected life". Our facility received a Condition Score of 1.47 and a Suitability Score of 2.63, with a "1" being the poorest rating and a "5" being the best. While many of these systems received low ratings, not all are being addressed by either Phase 1 or Phase 2 of our Master Plan. In a conscientious effort to contain costs, a community decision was made to address only those areas that were most critical and had the greatest impact on the health, safety, and educational suitability of our program. The 2010 Final School Assessment Report identified our current Facility Condition Index (FCI) score as 70.5%. This FCI indicates our school has one of the poorest facility conditions in our district and is far worse than the State FCI State average of 30.10%. Even more critical was our Colorado Facility Index (CFI) of 111%. The CFI State average is 44.8%, placing our facility among the 70 public school facilities with the poorest CFI scores in the State at the time the report was released. These rankings were compiled in 2009, thus two years later, many of our condition scores would be worse with the passing of time. While some of the scores may improve upon the completion of our bond-funded BVSD project, Phase 1 improvements are all additions to the current facility. The existing facility will be unaffected by the Phase 1 project and our existing facility condition scores will continue trending critical with each passing year. Below is a comprehensive list of the areas with the most salient deficiencies being addressed through the Phase 2 renovations of our BEST project.

**HEALTH AND SAFETY CONCERNS NECESSITATING THE RENOVATION OF EXISTING SPACES:**

**BUILDING SAFETY CONCERNS WITH ROOF**

- The roof leaks and is approaching critical failure. Significant roof leak are most noticeable over the kitchen where there is visible water damage inside the building.
- The roof is approaching the end of its functionality and needs to be replaced. Continuous skylights that served the main portions of the buildings were covered because of prior roof leaks. Remaining skylights require frequent leak repair. The gutter and flashing system at the roof is in poor condition in several locations resulting in damage to the masonry below that extends to the interior of the building.
- In terms of the roof covering, the CDE Final School Assessment Report comments that, "The roof is in poor condition. The system age is beyond expected life and showing signs of deterioration... It has a 20-year service life, which expired in 1983. The single-ply membrane roof is nearing the end of its service life and should be replaced. In addition, the sections of roof that pitch to the center do not drain properly" (42).

**HEALTH AND SANITATION CONCERNS WITH LACK OF BATHROOMS**

- There is an acute shortage of bathrooms, which is a health and sanitation hazard.
- There is an inadequate number of toilet facilities for the number of students in the building as required by code. There are only two sets of girls' bathrooms for a total of 7 toilets serving 174 female students. There are two sets of boys' bathrooms with a total of 7 toilet facilities serving 158 male students.
- Bathrooms are aging and non-code compliant. While there have been some renovations within the building, the restrooms have been left largely untouched in the fifty years since the building was constructed. The existing bathrooms do not meet current building codes.
- The existing bathrooms are not ADA compliant. While one girls' toilet was retrofitted to comply as best as possible to acceptable ADA standards, the hardware remains non-compliant. This is the only bathroom designated for severe-needs children and is not

designed to be used by our wheelchair dependent student. It is not easily accessible from most areas of the building.

- Ventilation in the bathrooms is of significant concern. One set of bathrooms in the southeast corridor has no ventilation, but does have windows. The other set of bathrooms in the northwest corridor has no ventilation and no windows. There is a noticeable odor indicating possible problems associated with the aged sewer and plumbing. The original aging plumbing in the facilities is approaching its service life and will need replacement before failure.

#### SAFETY CONCERNS WITH CAFETERIA

- The room lacks proper ventilation and the air quality is a health concern. Because the building lacks a mechanical cooling system, exterior and interior doors need to be propped open when the weather is warm. The conditions become stifling.

- The room has poor acoustics and is close to administrative offices and classrooms creating high ambient noise levels and are an occupational safety concern. This is particularly challenging during testing, such as CSAPs.

- The limitations of the antiquated electrical system create life safety hazards with numerous wires and cables resourcefully positioned around the room to maximize the electrical needs of the over-programmed space. This situation becomes more complicated as equipment and fixtures, including cafeteria tables, must be repositioned and relocated throughout the day.

#### SAFETY CONCERNS WITH APPLIED TECHNOLOGY LAB

- The current applied technology lab spaces are too small to allow adequate use by more than a few students at a time. The applied technology lab is housed in a space originally intended for use as a library. The original school library has been converted into a classroom and several small, disjointed spaces, which are used as the applied technology lab for middle school students. The room was repurposed into several smaller rooms. Three of the 160-180 square foot rooms are used for the applied technology lab and one 140 square foot room is used for literacy intervention. These are configured poorly and make it difficult for instructional supervision. This is a safety issue for teachers.

- The applied technology lab spaces lack adequate ventilation and are not properly outfitted to manage air quality issues arising from the use of woodshop equipment that generates dust and other pollutants.

#### SAFETY CONCERNS WITH ABSENCE OF MUSIC ROOM

- There is no music room to support the educational music program. Music is offered at the school but is relegated to individual classrooms. Music equipment is stored in the computer lab and transported wherever it is needed. The continual transport of bulky equipment is not ideal and is a safety issue.

#### HEALTH CONCERNS WITH REMOTE CLASSROOMS

- Aged HVAC systems function poorly. Ambient temperatures in rooms on the periphery of the building are frequently below comfort levels in winter, requiring children to wear coats in the classroom.

#### SAFETY, HEALTH AND SANITATION CONCERNS WITH INADEQUATE STORAGE

- Storage throughout the facility is abysmally insufficient. Not only does inadequate storage adversely impact the functionality of our facility, but in many situations, inadequate storage is a direct health and safety concern. Original custodial storage spaces are being used for many purposes. Custodial storage is housed in several rooms, including the clay kiln room, the tech closet, and the kitchen. Existing custodial storage is insufficient to meet the scope of the custodial storage needs for the building. Many supplies are scattered throughout the building rather than being stored in one secure facility.

- Classroom teachers store heavy materials above closets resulting in having to lift boxes overhead. This is a physical safety hazard for teachers and a physical safety danger for students and persons below.

- Cleaning supplies that are hazardous in nature are not adequately stored in secure, ventilated locations. Hazardous materials are stored with technology equipment in a tech closet that is not ventilated.

- A large gas-powered snow-blower is stored indoors in the unventilated storage closet adjoining the kitchen. This closet is not fire-rated and is not only used to store the snow-blower, but it is also used to store paper products, a laminator, and the staff refrigerator.

- Gym equipment is stored in the kitchen and is a sanitation hazard.

- Performance arts equipment is stored throughout the building and in an on-site storage shed. Technology equipment is scattered throughout the building. Music equipment is stored in the computer lab. Makeshift storage areas are scattered throughout the building. The dark room is used to store audio and performance equipment, photo equipment and musical equipment. Any space that can double as storage is utilized. These are but a few of the examples of the creative use of space to address the critical shortage of storage throughout the facility. The resulting clutter effect has negative suitability impacts and has an impact on the occupational safety of our staff.

#### HEALTH ISSUES WITH FACILITY MANAGER'S ROOM

- Currently, the space used as a custodial office is behind the gym in a poorly lit room with no ventilation and no windows. The absence of a facility manager's room is an impediment to optimal facility maintenance. The room is not in close proximity to the custodial storage as recommended by the BVSD Educational Specifications. It was built to store lunch tables. The tables are now stored in the gym and in the halls. The room floods several times a year after heavy rainstorms.

#### BUILDING AND LIFE SAFETY HAZARDS RESULTING FROM THE ABSENCE OF A FIRE PROTECTION SYSTEM

- Absence of a fire suppression system is a code violation, a fire hazard, and a life safety hazard.
- The existing facility is non-code compliant. The building currently operates without a fire suppression system. The original construction of the building did not provide for the inclusion of a fire suppression sprinkler system. This is a direct violation of current building codes and is a critical life and building safety concern for our school.

#### BUILDING SAFETY ISSUES WITH WINDOWS

- Windows are energy inefficient and have exceeded their service life. All existing windows in the building were installed during original construction. From the CDE Final School Assessment Report, "Windows and glazing appear in poor condition; some components are damaged. Windows have aluminum frames with single pane glass and inoperable sections" [50].
- The system age is beyond expected life and showing signs of deterioration.

#### BUILDING SAFETY AND SECURITY ISSUES WITH EXISTING DOORS

- Outside doors are non-code compliant and allow water infiltration. "Exterior doors are beyond their expected life cycle, very worn and in some cases are damaged" [CDE Final School Assessment 50]. Chronic water infiltration during wet weather in the courtyard-facing hallway exists as a result of ineffective weather stripping. The resulting standing water is a life safety issue. Doors are energy inefficient. "Door weather stripping is either damaged beyond effective use or not present. Recommend replacement of the system" [CDE Final School Assessment Report 22]. Efforts to replace weather stripping failed due to the unavailability of replacement parts, the doors are too old.
- Doors are non-ADA compliant. Door hardware is non-ADA compliant.
- Doors present a security threat. During a recent lockdown drill, the Boulder Valley Police Department noted that the interior doors pose a crisis security threat because of their inability to lock from the inside.
  - "Interior doors, frames and glazing are beyond their expected life. Doors should be replaced because they don't have closers or smoke seals" [CDE Final School Assessment 50].
- "Recess room exit doors to swing in the direction of exit and obscure path of egress. [CDE Final School Assessment Report 23]

#### OTHER DEFICIENCY RECOGNIZED BY BEST AS RANKING PRIORITY

#### OVERCROWDING

- Overcrowded technology lab undermines educational suitability. The space constraints adversely impact program delivery.

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

\*In items below, brackets ( [ ] ) include references to a specific section of the Capital Construction Assistance Public Schools Facility Construction Guidelines – 1 CCR 303 (1).

Renovated spaces will be LEED certified upon completion of Master Plan.

#### RENOVATION WILL ADDRESS BUILDING SAFETY ISSUES WITH ROOF

- Renovations will address roof leaks and impending critical failure and will include the installation of a new weather-tight roof that drains water positively off the roof and discharges the water off and away from the building.
- The low-slope roofing will be an Ethylene Propylene Diene Monomer (EPDM) green roofing system. This green roof will reduce heat island effects [Section 5.1.2.1]. The roof will incorporate usage of solar tubes and will be outfitted for the future installment of solar panels.

#### RENOVATION WILL ADDRESS HEALTH AND SANITATION CONCERNS WITH LACK OF BATHROOMS

- All bathrooms will be renovated and be made ADA compliant, improving upon the critically insufficient number of bathrooms, which are aged and non-code compliant. The renovation will alleviate the health and sanitation hazards that exist with the acute shortage of bathrooms in our facility. All bathroom facilities will meet current building codes and will be outfitted with energy efficient low-flow systems. All bathrooms will be ADA compliant.
- Dated plumbing and sewer systems will be replaced and upsized as necessary.
- Ventilation hazard will be eliminated through the installation of efficient ventilation systems.

#### RENOVATION WILL ADDRESS LIFE SAFETY HAZARDS OF CAFETERIA

- Ventilation will be addressed and the covered skylights will be exposed to draw in natural daylight.
- Renovation of existing space will include repairs to building cracks, caulking of building joints, and tuck-pointing masonry walls to create a tight and well insulated building envelope with a minimum wall thermal value of R-19 and roof thermal value of R-30.



#### RENOVATION WILL ADDRESS HEALTH SAFETY ISSUES WITH TECH LAB

- The tech lab will be renovated in accordance with State Guidelines and will be properly ventilated and will integrate appropriate air filtration systems to address air quality issues.
- The tech lab will be renovated to make better use of space. A single large space will replace the smaller compartmentalized rooms. This will allow for easier safety supervision and instruction.
- The lab will have numerous work stations, adequate room for the storage of equipment, and required safety equipment.

#### RENOVATION WILL ADDRESS HEALTH SAFETY ISSUES DUE TO ABSENCE OF MUSIC ROOM

- During renovations, one of the middle school classrooms will be repurposed for use as a music room. Attention will be paid to the acoustical treatment of walls and ceiling.
- The room will be able to support audio visual aids.
- The space will offer lockable storage for equipment.

#### HEALTH CONCERNS WITH REMOTE CLASSROOMS

- HVAC systems will be update in deficient classrooms as needed.

#### RENOVATION WILL ADDRESS SAFETY CONCERNS WITH INADEQUATE STORAGE

- Solutions addressing inadequate storage and its adverse impact on the occupational safety of our facility:  
A small storage room will be built expressly for custodial purposes. In compliance with BVSD Educational Specifications, the room will have a floor mounted sink with wall protection. Cleaning supplies will be stored in approved containers that are ventilated, lockable, and fire resistive [Section 3.15.2]. All new additions will have adequate in-room storage.
- Converting the current stage to storage will provide significant all-school and grade-level team storage.

#### RENOVATION WILL ADDRESS HEALTH ISSUES WITH FACILITY MANAGER'S ROOM

- Solutions addressing the absence of a facility manager's room and the ensuing impediment to optimal facility maintenance will include creating a workspace for the facility manager.
- The room will have proper ventilation, adequate lighting, outlets, and be in close proximity to the custodial storage.

#### RENOVATION WILL ADDRESS BUILDING AND LIFE SAFETY HAZARDS RESULTING FROM THE ABSENCE OF A FIRE PROTECTION SYSTEM

- The renovated and non-renovated spaces will be retrofitted with a sprinkler system, corresponding building fire alarm, and duress notification system to address the code violations, fire hazards, and life safety hazards of not having a fire suppression system:
- Fire suppression will be a wet pipe system.

#### RENOVATION WILL ADDRESS BUILDING SAFETY ISSUES WITH WINDOWS

- Solutions addressing energy inefficiencies and functionality of windows that have exceeded their service life will include the replacement of all windows with windows meeting the specifications of the CDE in their Public School Facility Construction Guidelines Section 5.1.19. "Replacement of single pane inefficient windows with new double/triple pane hard coat low E glazing window units. Install windows to eliminate outdoor air and water infiltration."

#### RENOVATION WILL ADDRESS BUILDING SAFETY AND SECURITY ISSUES WITH EXISTING DOORS

- Solutions addressing the issues associated with having doors which are non-code compliant, non ADA compliant, present a security threat, and promote water infiltration include the replacement of exterior doors and the replacement of interior door hardware. The renovation would address water leakage issues and the replacement of exterior doors with thresholds and seals to resist water infiltration. Two seldom-used and unnecessary doors door will be sealed off. Remaining exterior doors would be replaced.
- Doors will conform to CDE standards. "Doors shall open in the direction of the path of egress, have panic hardware when required, and be constructed with fire rated corridors and area separation walls as determined by a Facility Code Analysis" [Section 3.3].
- Interior classroom doors shall have locking hardware for lock-downs and panic windows that allow lines of sight into the corridors during emergencies.

#### NOTES:

The site cost and soft costs of our project are reflected in the Cost section of the Renovation Solution.

#### **How Urgent is this Project:**

The average age in years for Tier 1 public school facilities in Colorado is 40 (CDE Final School Assessment). Our facility is over fifty years old. The 2010 State Assessment highlighted the numerous deficiencies our students, faculty and staff live with daily as one of the 70, out of 1,671 public schools, with the lowest CFI scores listed at that time. In the CDE Final School Assessment, numerous

building deficiencies were listed as having reached or exceeded their design life. All are systems that have a direct bearing on the health and safety of our children and were spotlighted previously. They are:

Plumbing  
Exterior Doors  
Sanitary Waste  
Interior Doors  
Sprinklers  
Electrical Service/Distribution  
Communication and Security  
Cooling Generating Systems  
Plumbing Fixtures  
Ceiling Fixtures  
Exterior Windows  
Terminal & Package Units  
Roof Covering  
Lighting and Branch Wiring  
Distribution Systems

Our students become exceedingly vulnerable to more health and safety hazards the longer our facility needs are not met. Our facility limitations challenge our ability to most effectively deliver our established and award-winning program to our community. The approaching failures of our aged systems will soon become crippling. The deterioration of our facility condition is accelerated by compounding factors associated with the pronounced overcrowding in our school. Our 2010 State Assessment Condition score of 1.47 indicates our facility is already in a critical state. The data for the State Assessment were collected in 2009. With consideration given for the passage of another two years, that score would be adjusted to reflect a condition much worse. It is urgent that we address our needs in the immediate future, before our facility conditions become more grave.

**What is the Cost Associated with this Issue:** \$2,555,900.00

**How Does this Project Conform with the Construction Guidelines:**

Please review the narrative for detailed references to the Public School Construction Guidelines. In developing solutions for the deficiencies within our facility, particular attention was paid to the inclusion of references as they relate to specifics in our project.

**How Does the Applicant Plan to Maintain this Project if it is Awarded:**

**CAPITAL RENEWAL BUDGET**

Upon receipt of a BEST grant, we will use a percentage of our unrestricted Horizons Council reserves and our Boulder Valley School District unrestricted reserve funds to establish a dedicated Capital Construction Renewal Fund. This will consist of the following two sources, as explained below:

1. Ten percent of our unrestricted Horizons Council Reserve Fund per year, not to exceed \$10,000 (this year's pledge would yield \$10,000).
2. Ten percent of our unrestricted Boulder Valley School District Budget Reserves per year, not to exceed \$10,000 (this year's pledge would yield \$10,000).

**1. Horizons Council Reserve Fund**

- After receipt of a BEST grant, we will commit ten percent (not to exceed \$10,000) of our unrestricted Horizons Council Reserve Fund (Horizons Council Budget 10/11) per year, on an ongoing basis, to our Capital Construction Renewal Fund. Our Horizons community raises up to approximately \$125,000 each year through donations, grocery coupons, and fundraising events, and we obtain grants totaling approximately \$20,000 to \$50,000 per year. In the 2009/2010 school year we raised \$178,700 in donations and \$60,760 in grants. These funds are managed by the Horizons Council. We currently have \$114,026 in unrestricted reserves in the Horizons Council Reserve Fund. Our total reserves in the Horizons Council Reserve Fund are \$338,555. Ten percent (not to exceed \$10,000) would be an amount we can responsibly commit.

**2. School District Reserve Funds**

- In addition, we will commit ten percent (not to exceed \$10,000) of our unrestricted Boulder Valley School District Budget Reserves (Horizons 2010-2011 District Budget) to our Capital Construction Renewal Fund each year. This year's projected year-end total unrestricted reserve is \$108,171. Ten percent (not to exceed \$10,000) would be an amount we can responsibly commit.

In summary, Horizons K-8 School will establish a Capital Construction Renewal Fund and contribute the percentages cited from the two sources described above. We will continue to add to the Renewal Fund yearly. It will be incorporated into all future budgets. If the Capital Construction Renewal Fund were in place for this school year, we would be contributing \$20,000 to the Renewal Fund, as an example.

CAPITAL RENEWAL CDE RESERVE FUND

Horizons K-8 School will commit \$5000 from budget reserves annually for the Capital Renewal CDE Reserve Fund.

MAINTENANCE PLAN

Our Maintenance Plan for the project is based on our operations and maintenance costs for the past 5 years. Horizons will use our custodial staff, the BVSD maintenance staff, and private contractors to meet our maintenance needs. The budget for maintenance at Horizons K – 8 School, based on Fiscal year 2011, is approximately \$236,000 and an additional \$8000 for extra custodial hours from fundraised money. We believe this will be adequate and that our maintenance costs will decrease after our school renovations are complete. (See attached BVSD Fund 11 – Location 952 Trend Report, Fiscal Year 2011 as of 2/24/2011 in Addendum section of our application package.)

Horizons pays BVSD on a per pupil basis for facility maintenance. In 2010/2011, the amount is \$711.12 per pupil, or \$236,093. BVSD provides a regularly scheduled two-day maintenance run and the school may call BVSD for additional maintenance as needed. We recently hired a custodian with 25 years experience who also does maintenance and some repairs. We also employ a part-time custodian. Our intention is to increase the amount of custodial time we contract for as the size of the building increases. Horizons pays for supplies as needed.

We will use our Charter School Capital Construction State Education Fund for needed maintenance each year. For the 2010/2011 school year that amount is \$15,053.

Examples of past maintenance and capital renewal that Horizons has performed include: replacement of flooring in all six portable classrooms, as well as four classrooms in the building; four rounds of asbestos abatement in several classrooms, the PE storage area, hallways, and the kitchen; emergency plumbing repairs; skylight leak repairs; air quality testing; installation of cabinets and storage; installation of cubbies in classrooms due to lack of Middle School lockers; and use of \$20,000 in grants in 2009/2010 to upgrade the kitchen and bring it up to code (replaced electrical and plumbing parts; replaced dishwasher, refrigerator, freezer and ovens; and installed fire suppression hood).

We will also rely on our Horizons community for additional maintenance. Our parent body contributed over 5,000 hours in volunteer time during the 2010/2011 school year. Some of the projects that our parents, teachers and staff have completed include: landscaping the front of the school with xeric plants, building the Outdoor Classroom, painting, repairs, cleaning, deck staining, and grounds maintenance. In order to conserve our Phase 1 construction budget, the school community helped in preparing for the groundbreaking of Phase 1 of our Master Plan by moving the contents of two classrooms and relocating a garden space. We schedule two parent volunteer workdays per school year. Parents also provide classroom cleaning for two weeks of the year for their child’s room. Students contribute by cleaning their classroom and emptying recyclables and trash containers at the end of the day, and via required Middle School service projects that include school cleaning and upkeep.

The greater Boulder community supports Horizons as well. Sharefest and I-Volunteer are two groups that provided over 100 volunteers and assisted us with cleaning, painting and small repairs in the past several years.

In summary, we propose using our current budget of approximately \$250,000 for maintenance. We will also depend on our school community and pursue grants for specific projects, when applicable. We believe that these funds will be sufficient for our maintenance needs.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time. Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

The building was originally constructed in 1959 and operated as Burke Elementary School until the school closed in 1982. Horizons K-8 School moved into the facility in 1995. At the time, the District-owned building was in good working condition.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

\$5,000.00

**CDE Comments:**

THIS PROJECT WAS APPLIED FOR IN 2010 AND NOT RECOMMENDED MOSTLY DUE TO LIMITED AVAILABLE FUNDING.

**Funded FTE Count:** 325.00  
**Assessed Valuation:**  
**PPAV:**  
**Bonded Debt:**  
**Total Bonding Capacity:**  
**% of Bonding Capacity Used:**  
**Bond Capacity Remaining:**  
**Existing Bond Mill Levy:**  
**Who Owns the Facility:** District  
**If it's a 3rd Party Explain:**  
  
**Is the Facility in a Lease Purchase Agreement:** No  
**If a Charter School, Where will the Facility Revert To:**  
 Ownership remains with the Boulder Valley School District

**Bonded Debt Approved:**  
**Year Bond Election Passed:**  
**Bonded Debt Failed:**  
**Year Bond Election Failed:**  
**2010 Bond Election Results:**  
**Median Household Income:**  
**Free or Reduced Lunch %:** 1.85%  
**State Financial Watch:** No  
**Charter School Fund Balance:** \$629,117.00  
**Charter Authorizer Letter:** Yes  
**Charter 3 Month Notice:** Yes  
**Charter Chartered for 5 Yrs:** Yes  
**Year Built:** 1959

**Current Grant Request:** \$5,505,965.00  
**Current Applicant Match:** \$478,779.00  
**Current Total Project Cost:** \$5,984,744.00  
**Previous Grant Awards:** 0  
**Previous Matches:** 0  
**Future Grant Requests:** 0  
**Future Matches:** 0  
**Total for all Phases:** \$5,440,676.00  
**Cost Per Pupil:** \$16,387.00  
**Cost Per Sq Ft:** \$144.00  
**Red Flags for Discussion:** None  
**Red Flags Explain:**

**Affected Sq Ft:** 37,725.00  
**Master Plan Completed:** Yes  
**CDE Minimum Match %:** 46  
**Actual Match % Provided:** 8  
**Was a Waiver Required:** Yes  
**Stautory Waiver:**  
**FCI:** 82.50%  
**CFI:** 120.00%  
**Inflation:** 0  
**Historical Significance:** Yes-Granted Exemption  
**Does this Qualify For HPCP:** Required

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DOLORES RE-4A - Dolores ES - PK-12 Health/Safety/Security Improvements

**School Name: Dolores ES**

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 65,040       |
| Replacement Value:           | \$17,920,207 |
| Condition Budget:            | \$7,676,016  |
| Total FCI:                   | 42.83%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$259,300    |
| Total RSLI:                  | 28%          |
| Total CFI:                   | 44.3%        |
| Condition Score: (60%)       | 3.66         |
| Energy Score: (0%)           | 1.53         |
| Suitability Score: (40%)     | 4.45         |
| School Score:                | 3.98         |



## DOLORES RE-4A - Dolores MS/HS - PK-12 Health/Safety/Security Improvements

**School Name: Dolores MS/HS**

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 4            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 37,609       |
| Replacement Value:           | \$10,945,045 |
| Condition Budget:            | \$4,632,194  |
| Total FCI:                   | 42.32%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$1,598,000  |
| Total RSLI:                  | 31%          |
| Total CFI:                   | 56.9%        |
| Condition Score: (60%)       | 3.45         |
| Energy Score: (0%)           | 0.97         |
| Suitability Score: (40%)     | 4.14         |
| School Score:                | 3.72         |





# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** DOLORES RE-4A **Sort Order #:** 166  
**County:** MONTEZUMA **Applicant Priority #:** 1  
**Project Title:** PK-12 Health/Safety/Security Improvements

|  |  |  |   |
|--|--|--|---|
| <input checked="" type="checkbox"/> Addition | <input type="checkbox"/> Fire Alarm            | <input type="checkbox"/> Roof                              | <input type="checkbox"/> Water Systems      |
| <input type="checkbox"/> Asbestos Abatement  | <input type="checkbox"/> Lighting              | <input type="checkbox"/> School Replacement                | <input type="checkbox"/> Window Replacement |
| <input type="checkbox"/> Boiler Replacement  | <input type="checkbox"/> ADA                   | <input type="checkbox"/> Security                          | <input type="checkbox"/> New School         |
| <input type="checkbox"/> Electrical Upgrade  | <input type="checkbox"/> HVAC                  | <input checked="" type="checkbox"/> Facility Sitework      | <input type="checkbox"/> LandPurchase       |
| <input type="checkbox"/> Energy Savings      | <input checked="" type="checkbox"/> Renovation | <input checked="" type="checkbox"/> Project Other Explain: | All weather track,                          |

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

General Condition of Dolores Facilities: The Dolores RE-4A campus is located within the town of Dolores and is comprised of three separate schools; Dolores Elementary, Dolores Middle School and Dolores High School and has a student population of approximately 700 students. Teddy Bear Preschool is located in a separate building, two blocks to the east. The District Office and Transportation Department are located approximately two miles to the west. As noted in the Dolores RE-4A Facility Masterplan, the majority of facilities operated by the Dolores School District are in good condition. This is due to two factors: Focusing on maintenance and care of the facilities and Investments of over \$1M in the past 24 months in the facilities. These investments have resulted in; replacement or upgrading of HVAC systems throughout the district, improved air quality, improved lighting, addition of a bathroom to the nurses office, remodeling of the main high school and middle school area, energy savings and in general a more modern and appropriate learning environment for the majority of the campus.

Affected Areas: Security and safety issues related to the current campus configuration: Students (and staff) in Dolores Middle School and Dolores High School students must travel from the main building which houses their core classes to up to six different building to attend, art, woodshop, science, Vo/Ag class, lifeskills, PE, health, library, computer, meals, music and math class. These six different buildings cannot be secured since 400 students need to constantly transition back and forth throughout the day. The elementary has one attended entrance and all others are locked, but students from the elementary cannot visit or utilize the library, cafeteria and the computer lab without an adult escort due to the locked doors and current layout. In addition, students that attend classes in the modular must be escorted. Snow and ice are a major issue from December through March. Staff and students are continually being hurt from falling. Maintenance must work constantly to keep walkways between buildings clear and to clear roofs of snow and ice to prevent injuries. Science and Vo/Ag Building: The other main issue facing the District is a failing building, the Science/VoAg building. This 11,000 sf. facility, which is separate from the main middle school and high school facility, houses the single science lab in the District (which has not been updated since it was constructed), two science classrooms, the Lifeskills classroom, a classroom for health and the Vo/Ag program. The building has been a source of problems and safety for years. Problems include; a failing roof, serious structural and foundation issues, inadequate space and classroom layout, noncompliance with ADA (yet houses the Lifeskills classroom), inadequate and failing HVAC systems, flooring, finishes, plumbing and doors, and a total of one window for the entire building. Educational Programming: The majority of the campus and the current school facilities meet the educational programming needs with the following specific exceptions: 1. Science: The current middle and high school facilities are deficient due to the lack of both classroom and acceptable lab space. In addition, the lab and two of the classrooms reside in a space found to have significant structural and mechanical issues. 3. Special Education: The current Life Skills classroom is deficient due to its lack of ADA accessibility compliance, lack of ADA compliant restrooms, lack of proper layout and equipment. This facility is a former home economics room serving nine disabled students in the life skills program and it does not suit the needs of the students. 2. Physical Education: Lack of Safe and Appropriate Locker Rooms: 3. Lack of a School Track: The Dolores School District offers track as part of physical education, but no district or school facilities exist.

## Issue: Addition

### Deficiencies Associated with this Issue:

#### Science and Vocational Addition to the Complex

The state-wide assessment prepared by the Colorado Department of Education and confirmed by our design team's assessment of the facility, contains numerous deficiencies which were noted in the science and vocational building. Some of the major deficiencies include:

1. Failing masonry walls that are not connected to the roof structure resulting in cracks in the building which you can visibly see through.
2. The structural engineer's observation that the rear wall of the building is leaning out slightly.
3. The fact that the corners of the building are strapped together with steel plates, bolts and rods.
4. The fact that there is evidence that the foundation has moved on the north side of the facility.



5. The lack of proper mechanical ventilation in the vocational agricultural lab where welding exhaust and vehicle exhaust fumes are generated.
6. The lack of mechanical ventilation in the science classrooms which generate chemical fumes.
7. Because the mechanical units on the facility are original equipment, they do not properly heat the building and ventilate the building. The one exception to this is the one rooftop unit which was replaced within the last year.
8. The lack of windows on all of the science and lab classrooms with the exception of the special education classroom and the greenhouse. This does not allow any natural ventilation to occur in the building or any natural light to penetrate into the building.
9. A roof that has deteriorated and needs to be replaced.
10. The lack of ADA and handicapped accessible bathroom areas.
11. The fact that there are no emergency shut-offs on gas lines for the science classroom areas.
12. Because the existing electrical service to the building is the only single-phase service on the campus, it is very inefficient from an energy conservation standpoint.
13. The original fluorescent lighting utilized in the building is also at the end of its useful life.

In addition to the numerous health and safety issues, this building is educationally inadequate due to the lack of both classroom and acceptable lab space. Four full time teachers share access to one lab. This lab is limited in size and it was built and equipped in 1976. The lab lacks standard equipment and materials that are needed in 21st Century science instruction. Some of the other deficiencies of the science lab include the fact that the lab is only designed for 16 students but many of the classes have 20 to 25 students. Most of the science classrooms do not have any water or sinks. The mechanical ventilation in all of the science rooms is nonexistent and the utilities serving the spaces are not able to handle current electrical loads. The location of the labs in the existing science and vocational building, with its structural problems, led all of the instructors to express concerns over the safety of students. The lack of adequate and quality lab space has resulted in a deficit of the lab experience for students.

The current Life Skills classroom is deficient due to its lack of ADA accessibility compliance and the fact that it is not laid out for the training of the special education students in life skills. There also are no quiet areas created in the classroom setting and the equipment in the facility is not adequate for the program. Because the facility is a former home economics classroom, it does not suit the needs of the nine students in the life skills program.

With this building currently being a free standing facility, this again raises concerns regarding security and exposes the students to inclement weather. When the weather is bad, students do not have a safe route to the science/vocational building from the middle/high school facility. Despite consistent efforts to keep pathways and walkways safe, we still have students and staff that have fallen due to icy conditions.

#### Elementary School Connection to the Commons with Two Additional Classrooms

Based on current and projected enrollments, there is a need to replace the two temporary modular classroom units with two additional permanent classrooms. There is also a need to connect the elementary school permanently to the commons, cafeteria, computer lab and library areas so that students can safely pass from the elementary school to the support areas without having to go outside. This connection would also allow students to pass from the elementary school to the commons, cafeteria and library without crossing the delivery area where trucks are delivering food and supplies to the cafeteria and kitchen areas. This represents a significant safety hazard to students. The temporary modular classrooms that would be replaced do not have any existing plumbing or restroom areas. This requires that students go outside to the elementary school to utilize the restrooms, which leaves them unsupervised.

#### High School/Middle School Connection to the Commons

Like the elementary school, the high school and middle school are separated from the commons, cafeteria, library, computer lab and gymnasium areas on the campus. This does require that the students in the middle and high school pass outside to go to these facilities. This is a safety hazard in that it does subject the students to outsiders. It also, in inclement weather, requires that they pass through areas which contain large amounts of snow and ice. The entrance to the middle and high school do not have a commons area which requires that students congregate before school, after school and after lunch on the outside of the facilities or in the corridor spaces.

#### Two Additional Classrooms at the North End of the Middle School/High School adjoining it to the Music Building

The current music building located north of the middle school does not contain any restroom facilities. The two existing modular temporary classrooms located on the east side of the art and wood shop building currently house two math classrooms, these temporary modular units do not contain restrooms. Both the music building and the temporary classrooms require that students go outside to get to those facilities in the existing middle/high school and they are subjected to having their safety compromised.

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

#### Science and Vocational Addition to the Complex

Our solution to the above mentioned deficiencies is to demolish the existing science/vocational building and replace it with a new facility. This recommendation is based on the fact that all of the corrective measures would result in costs which would easily reach over 90% to 95% of the replacement cost of the facility, and the fact that the building is already approaching 35 years of age. A new facility which, if designed properly, could offer the District a building which facilitates their programs and would also be connected to the other programs in the middle school and high school. This would address the other issues such as the safety and security of the students as well.

The new addition/building as proposed would connect all of the middle and high school classrooms. It also would provide the District with a new vocational classroom and lab area and the special education area and two new high school classrooms/labs/science rooms. Additionally, the existing double classrooms on the middle school would be converted to a new middle school science room and one additional middle school science room/lab would also be part of the addition. The two middle school classrooms could also be utilized for general classes when necessary. The location of the addition as proposed in the master plan allows this facility to be built while the existing science/vocational building remains in use. Once the addition is completed, the existing science/vocational building could be demolished allowing for the future of bus drop-off and parking for staff and students.

In addition we are maintaining the same number of classrooms which exist at present in the middle/high school, science and vocational building, music building and the art and wood shop building. As noted in the next section, we are replacing the two temporary classrooms as part of the expansion between the middle/high school building and the music building.

The last part of this solution is to replace the existing electrical system with a new three-phase power system which is available in close proximity to the building. This change will result in significant savings to the District with respect to utility bills.

#### Cost:

New – 16,416 sq. ft. @ \$150/sq ft. \$2,462,400

\*Remodeling – Remodeling of the double Classroom area in the middle school

1,325 sq ft. @ \$75/sq ft. \$ 99,375

Upgrading the single phase electrical service to a three-phase service for the science/vocational building \$ 40,000

SubTotal \$2,601,775

\*The remodeling figures noted above for remodeling the existing double classrooms, which is currently located at the southeast corner of the middle school. This double classroom area is structurally sound but is subjected to drainage problems from the site and extensive room damage from ice dams. Because the room will now be a semi-interior room we can eliminate the drainage problems and correct the roof problems. The room could then be easily remodeled into one of the new middle science areas.

#### Elementary School Connection to the Commons with Two Additional Classrooms

The solution to correcting these deficiencies is to build two new permanent classrooms as part of a connecting element between the existing elementary school and the existing commons, cafeteria and library area. This will provide better safety and security to students. The students will also no longer be exposed to the elements or subjected to the potential of being hurt by vehicles making deliveries to the school.

Costs: 2,880 sq. feet at \$141/sq ft \$406,080

Removal of modular \$ 30,000

SubTotal \$436,080

#### High School/Middle School Connection to the Commons

Solution – Our solution to the above deficiencies is to construct an addition that encloses the entry area between the middle/high school building and the commons, cafeteria, computer lab and library areas.

Cost: 2,245 sq. ft. @ \$141/sq ft.

SubTotal \$316,545

#### Two Additional Classrooms at the North End of the Middle/High School adjoining it to the Music Building

Solution – The solution is to add two new classrooms between the existing middle school and the existing music building. These two classrooms would replace the math classrooms currently housed in the temporary modular building. This will tie the music room to the middle school facility and eliminate the current security and safety issues students experience while traveling from the current modular classroom. This addition also provides access to restroom facilities without continuing an environment where students have to walk outside unsupervised.

|                                  |           |
|----------------------------------|-----------|
| Cost: 2,256 sq ft. @ \$141/sq ft | \$318,095 |
| Removal of Modular               | \$ 30,000 |
| SubTotal                         | \$348,095 |

|                                 |                    |
|---------------------------------|--------------------|
| SubTotal Addition Projects      | \$3,702,495        |
| 5% Contingency                  | 185,125            |
| 7% Furnishing, Fixture, & Equip | 272,133            |
| 18% Soft Constr Costs           | 699,772            |
| 4% Owners Rep Fees              | 155,505            |
| 3% Inflationary Factor          | 116,629            |
| <b>TOTAL ADDITIONS</b>          | <b>\$5,131,659</b> |

**How Urgent is this Project:**

**Science and Vocational Addition to the Complex**

There is evidence of failure in the exterior masonry walls on this building, including the use of steel plates holding the corner conditions together on the facility and major cracks in the walls. The mechanical system does not provide adequate ventilation in any of the areas of this building. There is separation of the foundation wall and the sidewalk along the north side of the building. The roof of the building is leaking and the original lighting is in extremely poor condition. Restrooms are not ADA compliant. Due to its location students must constantly transition from the science/vocational building to the main school building resulting in serious safety and security issues. For all of these reasons this building is inadequate from both a health and safety standpoint as well educationally and should be replaced immediately.

**Elementary School Connection to the Commons with Two Additional Classrooms**

All of these are pressing issues that the District experiences on a daily basis in regard to the health and safety of our students. And we feel strongly that they should be addressed as quickly as possible.

**High School/Middle School Connection to the Commons**

Currently the campus is open which allows for anyone to freely enter the campus unidentified and walk unsupervised into any of the facilities. Additionally students are waiting outside the facilities during inclement weather waiting for school to open and after their lunch periods as there is no room within our current facilities to accommodate the students before school, after lunch and after school. These conditions make this proposed addition a high priority.

**Two Additional Classrooms at the North End of the Middle/High School adjoining it to the Music Building**

The safety concerns involved in this addition makes it a very high priority.

**What is the Cost Associated with this Issue:** \$5,131,659

**Issue: Other**

**Deficiencies Associated with this Issue:**

**Lack of a School Track:** The Dolores School District offers track as part of physical education and as a sanctioned sport, but no District or school facilities exist. Currently physical education students train and practice track and running either on unimproved city streets, most of which are not paved, (Dolores has very few sidewalks and little to no crosswalks), busy local highways or they must be bused to Cortez at increased costs and safety risks. The Dolores School District also has a very robust track program with over 100 students participating in track at the 2A level. These students need a safe and viable place in which to practice, train and complete.

**Addition of Building Fire Sprinkler Systems to those areas on the Campus which are not currently Fire Sprinkled**  
 Approximately half of the facilities lack a building fire sprinkler system. This includes the original and the 1991 addition of the elementary as well as the middle and high school buildings, and the science/vocational building. However, the science/vocational building will be addressed with the proposed new addition.

**Reface the Spauling Brick on the Middle/High School with Stucco**  
 The structure is a masonry bearing wall structure. The aluminum windows and masonry walls have deteriorated over time due to the freeze/thaw action on this building, which has lead to moisture getting into some of the wall areas and causing some spauling in the masonry on the exterior of the high school portion of the building.

### Replacement of the Windows on the Middle/High School

Many of the windows on the middle school and high school are non-thermal break, single-glazed, aluminum window systems. The finish on the aluminum windows themselves is also failing. In addition to these concerns, the windows are not flashed into the openings properly and moisture has gotten into the adjacent masonry walls, which has caused the brick around many of the windows to spall from freeze/thaw cycles. Because moisture is getting into the wall there is also the potential for mold to begin to form in the concealed areas of the wall.

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

#### Track

The solution for this deficiency is the installation of an all weather track. In order to accommodate the track the elementary school playground will be relocated adjacent to its present location. That space is currently utilized as a bus drop-off and turnaround area. The bus area will be relocated at minimal cost to the area that presently houses the Science/VoAg building, scheduled for rebuilding on another site. The current location of the bus drop-off/turnaround is less than ideal due to traffic patterns and road conditions and does not offer any benefit. The added benefit of extra parking adjacent to the high school and moving of the bus area from its current location should be considered in this project.

Cost: \$533,525

#### Addition of Building Fire Sprinkler Systems to those areas on the Campus which are not currently Fire Sprinkled

This could be offset by breaking the various buildings into areas which contain no more than 20,000 sq. ft. This would require an extensive number of fire walls which is difficult and expensive to achieve in the existing buildings. Because adequate fire flows exist in Dolores, the additional building fire sprinkler systems would be the most economical solution to resolving this issue.

Cost:

Fire Sprinkler Addition 54,900 sq ft. @ \$4.00/sq ft

Total \$219,600

#### Reface the Spalling Brick on the Middle/High School with Stucco

The solution to the above deficiency is to reface the spalling brick on the middle/high school building with stucco to prevent water from entering the building. This would also allow these buildings to match the rest of the buildings in the existing complex.

Cost

Reface the spalling brick 4493 sq ft @ \$7.50/sq ft

Total \$33,700

### Replacement of the Windows on the Middle/High School

The solution to correcting these deficiencies is to remove the existing window units and replace them with new thermal break aluminum window systems with insulated low-e glazing. The window system should also have either an anodized finish or a fluoropolymer coating when the new windows are installed. The installation of flashing should be given special attention. As part of the corrective action, the brick which is spalled and is unsightly, should be removed and any loose brick replaced with new masonry. The exterior of the building should then be stuccoed to protect the old masonry and tie the building in visually with the adjacent commons and library building in the new addition to the elementary school as well as the music building. This will protect the exterior of the building while allowing the complex to be tied better together aesthetically.

Costs: Window Replacement (1,265 sq. ft. @ \$65/sq. ft.) SubTotal \$82,225

|                                   |                    |
|-----------------------------------|--------------------|
| SubTotal Other Projects           | \$869,050          |
| 5% Contingency                    | 43,453             |
| 18% Soft Constr Costs             | 164,250            |
| 7% Furnishings, Fixtures, & Equip | 63,873             |
| 4% Owners Rep Fees                | 36,500             |
| 3% Inflationary Factor            | 27,375             |
| <b>TOTAL OTHER PROJECTS</b>       | <b>\$1,204,501</b> |

### How Urgent is this Project:

#### Track

While no Dolores students, staff or coaches have been injured under the current need to utilize unsafe track facilities or due to excessive need for travel, a serious injury or even death could occur at anytime in the future. The urgency for this project is immediate. This project construction coincides with the entire BEST grant project.

#### Addition of Building Fire Sprinkler Systems to those areas on the Campus which are not currently Fire Sprinkled

Per fire code, these areas will be required to have fire sprinkler systems due to the nature of remodeling in each area.

Reface the Spauling Brick on the Middle/High School with Stucco  
It is important to fix this right away to prevent further deterioration of the masonry walls.

#### Replacement of the Windows on the Middle/High School

Because this deficiency is ongoing the opportunity for the walls to deteriorate structurally is increased. The opportunity for conditions such as the creation of mold is also increased. Based on the fact that these concerns do represent health and safety concerns for the students and staff, we feel that they are urgent and need to be made part of the first phase efforts by the District.

**What is the Cost Associated with this Issue:** \$1,204,501

#### **Issue: Site Work**

#### **Deficiencies Associated with this Issue:**

##### Site Drainage Improvements – Drains & Piping; Grading; Replacement of lawns and landscaping

There are significant site drainage issues and icing problems around the campus, which affect the safety of students and increase the wear and tear on sidewalks, drives and lawns of the facilities. The safety of the students is also affected by the harsh winters in the District, and the fact that the sites drain poorly resulting in ponding and ice dams. In addition to the danger of the students falling and hurting themselves, the ice dams also occur at the main natural gas and electrical services to the high school and middle school building. Due to the current layout of the campus, significant District resources of the maintenance department are dedicated to the removal and mitigation of snow and ice.

##### New Sidewalks

Due to the significant site drainage issues and icing problems around the campus, sidewalks and other main walkways are badly spauled and damaged. Because of the ponding and ice dams this has led to the premature deterioration of the sidewalks and drives around the campus. Each year there is a danger of the students and/or staff falling and hurting themselves. Much time and a lot of the resources of the maintenance department are dedicated to the removal and mitigation of snow and ice around campus.

##### New Gravel Parking Lot and Bus Drop-Off – Gravel Parking; Concrete Curb and Gutters and Sidewalks

Currently buses drop students off at multiple locations around the campus. This is a safety issue as buses fight a significant amount of traffic along Central Avenue with parents also dropping off students and students driving to school. It is a safety issue to have students running behind buses when they are dropped off by parents or walking between buses after parking along Central Ave.

##### Relocation of Elementary School Playground, not including the purchase of new playground equipment

In order to accommodate the proposed new six lane track so that the over 100 students that participate in the District's track program no longer have to commute to Cortez to use their track or run down the local highway for track practice, a part of the existing elementary school playground would have to be relocated. Due to the number of elementary students, the relocation of this playground is needed to prevent overloading students onto one area making it a safety issue.

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

##### Site Drainage Improvements – Drains & Piping; Grading; Replacement of lawns and landscaping

The solution to correcting this deficiency is the regrading of the site and the installation of area drains and an underground storm drainage system. Replacement of lawns and landscaping will also help to further correct erosion and deterioration of the site.

Cost:

Drains and piping: 2,200 lf @ \$25/lf = \$55,000

Grading: 3,000 cy @ \$12/cy = \$36,000

Replacement of lawns and landscaping = \$24,000

SubTotal \$115,000

##### New Sidewalks

Solution – The solution to this deficiency is to replace current sidewalks throughout the campus providing safer access to all the facilities. Sidewalks will also become safer with the site drainage improvements.

Cost:

Replace sidewalks 17,600 sq ft @ \$4.00/sq ft

SubTotal \$70,400

##### New Gravel Parking Lot and Bus Drop-Off – Gravel Parking; Concrete Curb and Gutters and Sidewalks

The solution to this deficiency is to create a new gravel parking lot as a main bus drop off location where the existing science/vocational building is located. This would allow all the buses to drop all the students off and pick them up in one central location and no longer expose them to the heavy traffic on Central Ave. or North 12th Street. This would allow better traffic

circulation around the site.

Cost:

|                                    |          |
|------------------------------------|----------|
| Gravel Parking                     | \$11,730 |
| Concrete Curb, Gutters & Sidewalks | \$10,180 |
| SubTotal                           | \$21,910 |

Relocation of Elementary School Playgrounds, not including the purchase of new playground equipment

The solution to the above mentioned deficiency is to relocate the playground along North 12th Street where one of the existing bus drop offs currently exists; however, this bus drop off would be relocated once the existing science/vocational building is demolished.

COST:

Relocation of the elementary school playground

not including the purchase of new playground equipment

SubTotal \$20,000

|                                  |           |
|----------------------------------|-----------|
| SubTotal Site Work Projects      | \$227,310 |
| 5% Contingency                   | \$ 11,366 |
| 18% Soft Constr Costs            | 42,962    |
| 7% Furnishings, Fixtures & Equip | 16,707    |
| 4% Owners Rep Fees               | 9,547     |
| 3% Inflationary Factor           | 7,160     |
| TOTAL SITE WORK PROJECTS         | \$315,052 |

#### **How Urgent is this Project:**

Site Drainage Improvements – Drains & Piping; Grading; Replacement of lawns and landscaping

There is snow and ice for 3-4 months each year - students and staff have been injured due to slips and falls caused by snow and icy conditions. There is also a concern that the ice dams at the main natural gas and electrical services could cause a break in these utility lines.

New Sidewalks

There are limited means to travel around the campus safely on foot. At all times during the year there are adverse conditions due to lack of proper drainage, piping and improper grading. These conditions become particularly hazardous during the winter months. A majority of the sidewalks are badly cracked and spalled due to poor drainage on the site. As such, there is no safe way to navigate the campus and the urgency to correct these deficiencies is very high.

New Gravel Parking Lot and Bus Drop-Off – Gravel Parking; Concrete Curb and Gutters and Sidewalks

There is a safety issue of students getting off of buses on Central Ave. in addition to parents dropping students off. Students are forced to walk between and behind buses and cars in addition to avoiding traffic along Central Ave. There have been several close calls of students, staff and parents getting hit by a vehicle or causing an accident making the correction of this deficiency very high.

Relocation of Elementary School Playgrounds, not including the purchase of new playground equipment

Once the six lane track is added, then the current playground will be displaced and will need to be relocated immediately to allow proper space for the number of students in the elementary school.

**What is the Cost Associated with this Issue:** \$315,052

**Issue: Renovation**

#### **Deficiencies Associated with this Issue:**

Locker Room Remodeling and Addition

The finishes, equipment and the mechanical, plumbing and electrical systems in these areas are original and have deteriorated and need to be upgraded and/or replaced. Because the middle school and high school exist together on one campus, middle school students must share the locker rooms with high school students. This presents a significant issue in regard to the potential bullying and the mixing of students with very different development stages. Other concerns which exist in these areas include the fact that mechanical ventilation does not exist in these facilities and the roofs over the locker rooms are badly deteriorated and are leaking. Shower and bath facilities are also arranged in "gang" layout designs. All of these factors contribute to the concerns over the health and safety of students in these areas. Because there are only two locker rooms, one for girls and one for boys, the facilities also do not work well for athletic competitions, where adequate lockers are needed for both the home teams and the visiting teams for both sexes. Currently, visiting teams must change in the school library or in classroom areas.



### Office Area Remodeling at the Middle School/High School

The current office space at the Dolores Middle/High School is located adjacent to the main entry but does not have direct visual control or supervision of the entry. Adequate office space is also not provided for the staff. Additionally, there are no areas in the office which accommodate meetings with parents or staff. The teachers' lounge also functions as the middle school and high school work room area. Because of this it is impossible for teachers to talk with one another and/or parents via telephone without compromising confidentiality.

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

##### Locker Room Remodeling and Addition

Our solution is to completely renovate the existing locker room areas to create space as well as upgrade the finishes and the mechanical HVAC, plumbing and electrical systems in these areas. The roofs over these areas also need to be repaired or replaced. The locker room areas should be reconfigured to create two separate areas in both the boys and girls locker rooms. These areas can be used as PE lockers as well as varsity lockers. This layout will also accommodate the issue of visiting teams for athletic competitions as well.

Cost:

Remodel/Addition Locker Rooms 4,000 sq. ft. @ \$75/sq ft

SubTotal \$287,000

### Office Area Remodeling at the Middle School/High School

Our solution to the above deficiency is to remodel the existing office area at the main entry area to provide better monitoring, visibility and security for the school and also provide adequate office space and meeting room areas. This area will be equipped with electronic releases on the door locks which can be controlled from the office areas if the District chooses to lock off this area during the day.

Cost:

Remodeling of MS/HS Office Area 1,520 sq ft @ \$50/sq ft

SubTotal \$76,000

SubTotal Renovations Project \$363,000

5% Contingency \$ 18,150

18% Soft Constr Costs 68,607

7% Furnishings, Fixtures & Equ 26,681

4% Owners Rep Fees 15,246

3% Inflationary Factor 11,435

TOTAL RENOVATIONS PROJECT \$503,119

#### How Urgent is this Project:

##### Locker Room Remodeling and Addition

Currently students do not feel comfortable having to share space with ages ranging from 10 to 18 in locker room areas. The solution would eliminate the health and safety concerns described above and provide adequate space for both the students of the Dolores School District as well as visiting Districts. The urgency on correcting these deficiencies is high.

### Office Area Remodeling at the Middle/High School

As health and safety is one of the highest priorities of our District, we feel that addressing security issues is of the utmost importance and should be addressed immediately.

**What is the Cost Associated with this Issue:** \$503,119

#### How Does this Project Conform with the Construction Guidelines:

The proposed Dolores School District masterplan complies with all four sections of the Colorado Department of Education's Public Schools Construction Guidelines. Examples of elements within the masterplan which do address each of the sections are as follows:

Section 1: Promotion of safety and healthy facilities that protect all building occupants against life safety and health threats.

- The masterplan proposes to attach and enclose the connections between all of the buildings so that the entrances to the buildings can be secured and the students protected. These enclosures will also protect students from having to go outside during the severe winter months to pass between classes and to go to and from lunch and the library.
- Building fire sprinkler systems are being added to roughly 1/2 of the buildings which do not currently have building fire sprinkler systems.
- The one building (the science and vocational building) on the campus that has deteriorated to a point where the refurbishing cost is almost equal to the replacement cost is being replaced with a new structurally sound weathertight facility.
- Deteriorated sidewalks and drainage problems on the site are proposed to be corrected and replaced.

- Additional site lighting and security systems are part of the proposed masterplan.
- The upgrading of the electrical service to the elementary school which is at capacity is proposed to be replaced and the only remaining single-phase electrical service on the campus is also to be replaced with a three-phase system.
- Classrooms which do not currently meet proper ventilation and accessibility standards such as the existing science classrooms/labs and the special education areas are called out to be replaced.
- All remaining areas of the campus which need mechanical systems upgrades such as the locker room areas are being upgraded as part of the project.
- Bus and parent drop-off vehicle circulation around the campus is being improved through the addition of a new bus drop and parking area on the east side of the school campus.
- The design of roofs over portions of the complex such as at the junction between the middle school and high school where ice forms and is actually covering the main electrical and gas services to these buildings need to be redesigned to remove this problem. The utilities also need to be relocated to areas where they will not be subjected to these icing problems.

Section 2: School facility programming and decision making should be approached holistically involving all community stakeholders taking into consideration, local ideas, input, needs and desires.

As part of the masterplanning process, the District and the Design Team completed a number of programming sessions with the administrators, staff, students, parents and the Dolores Community on the masterplan. Those meetings identified a number of needs which have been made part of the masterplan. Examples include:

- The need to improve the science rooms and VoAG classrooms for the middle and high school.
- The need to upgrade the locker rooms to provide separate facilities for middle school and high school use as well as use by visiting teams from other districts.
- The need to correct the drainage and icing problems prevalent over the majority of the Dolores School facility campus.
- The need to improve the special education classrooms to make sure that they are adequate for the training and teaching in these areas as well as provide the areas with true ADA accessibility.
- The ongoing need to continuously upgrade all of the IT capabilities of the District.
- The need to add an athletic track to the Dolores School campus to eliminate the cost and safety concerns associated with bussing students to and from Cortez for their practice sessions and meets.
- Adding enclosed connecting elements to the facilities to allow students to move freely and safely utilize areas of the building such as the library, the gymnasiums and the commons.

Section 3: Promote school design and facility management that implements the current version of leadership and energy, environmental design (LEED for Schools) or Colorado Collaborative for High Performance Schools (CO-CHPS), green building and energy efficiency performance standards or other programs that comply with the office of the State Architects "High Performance Certification".

As noted in the masterplan, there are a number of LEED elements proposed as part of the project. Because part of the masterplan is the construction of a new science and vocational addition and because that addition is proposed to be approximately 16,400 sq. ft. in size, the addition must comply with the desire to achieve LEED Gold certification. Some of the recommended sustainable and green architectural features which are proposed for the project include:

- A recycling program is to be established as part of the demolition of the existing facilities.
- An educational program is to be established as part of the masterplan to instruct students on those measures which are being incorporated into the project which are LEED accredited items.
- Those materials which are to be utilized for the addition wherever possible will be materials that are manufactured within a 500 mile radius of Dolores.
- The mechanical systems utilized on the facility will be high efficiency units which potentially could be converted to geothermal use in the future.
- All of the lighting on the project shall be high efficiency lighting which will be on automatic motion detectors turn on and turn offs. These light fixtures will also be equipped with sensors to allow as much natural daylighting in the classrooms as possible without the use of artificial light.
- All of the plumbing fixtures proposed for the facility shall be low-water use fixtures.
- Sunshading devices will be added to all of the window areas on the south side of the building.
- Proper landscaping around the facilities will include Xeriscaping and the locating of trees so that they do maximize shade, etc. to the windows during the morning and late afternoon hours.
- Materials utilized on the project such as floor coverings shall be manufactured materials which utilize recycled materials.
- Alternative transportation to and from school such as the use of bicycles will be encouraged with both facilities and programs.
- The potential use of photovoltaics shall be made part of the project.

Section 4: The evaluation of school facilities based on rehabilitation costs versus replacement costs for discontinuation for consideration given to the historical significant facilities.

As part of the masterplan the Dolores School District did contact the Colorado Historical Society and it was determined that none of the buildings in the current Dolores School District’s campus were historically significant even though the high school is over 50 years old.

As part of the masterplan we examined the cost of replacing versus rehabilitating the science and vocational building on the campus. That comparison revealed that the cost of rehabilitating the building were almost equal to the cost of constructing a new facility. Because of that it is recommended as part of the masterplan that this building be removed from the campus and that a new facility be built to house the science and vocational agricultural programs.

Another key part of the proposed masterplan for the Dolores School District is to bring the remaining buildings on the campus up to current building and life safety codes. Examples of those measures which are being implemented as part of the masterplan include adding building fire sprinkler systems to those facilities which do not currently have systems. Another measure that is being completed is the upgrading of the mechanical systems on areas of the building which currently do not have adequate mechanical systems such as the original gymnasium building and the locker room areas. Another measure that is being upgraded in the existing facilities is bringing all of the remaining bathroom areas which are currently not ADA accessible up to those standards as well.

**How Does the Applicant Plan to Maintain this Project if it is Awarded:**

The project described for Dolores does not represent a significant increase in square footage. The renovations and additions will actually lead to increased productivity and an increase in the opportunities for district maintenance staff to perform maintenance and repair work, (especially in winter due to decreased time spent on snow and ice remediation). The project will also result likely result I cost savings due to a lessening of needs for repairs and replacement of parts and systems with the Science/VoAg building. Specifically, plans for maintaining the capital project include:

**Maintenance Staff:** Currently Dolores employs two full time maintenance staff members. These positions will be focused on using the maintenance schedule provided with the new buildings as well as ensuring that all systems are maintained and monitored for efficient and proper use.

**Custodial Staff:** Dolores custodial staff will be assigned to clean the new project areas on the same square footage per custodian as the rest of the District. The Dolores custodial staff is very effective at following cleaning protocols to keep the building and school grounds in excellent conditions.

**Maintenance Budget:** The district will set aside \$25,000 per year in a capital reserve budget for replacement of specific areas of the project at the end of their usefulness. The District has a \$90,000 per year line item from a mill levy override specifically for maintenance and capital improvements and repair. This fund will be used if the reserve budget is not sufficient to replace elements of the project.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time. Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

All facilities were constructed as new and acquired by the district as new.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

\$25,000

**CDE Comments:**

DISTRICT NOTED THAT OVER THE PAST 4 YEARS THERE HAVE BEEN 8 STAFF MEMBERS AND 9 STUDENTS INJURED FROM SLIP AND FALL CONDITIONS NOTED IN THE GRANT, OF WHICH ONE WAS A BROKEN WRIST THAT REQUIRED SURGERY.

|  |                 |                                     |             |
|--|-----------------|-------------------------------------|-------------|
| <b>Funded FTE Count:</b>                                       | 620.00          | <b>Bonded Debt Approved:</b>        |             |
| <b>Assessed Valuation:</b>                                     | 61636450        | <b>Year Bond Election Passed:</b>   |             |
| <b>PPAV:</b>   | \$99,478.00     | <b>Bonded Debt Failed:</b>          |             |
| <b>Bonded Debt:</b>  | \$2,410,000.00  | <b>Year Bond Election Failed:</b>   |             |
| <b>Total Bonding Capacity:</b>                                 | \$12,327,290.00 | <b>2010 Bond Election Results:</b>  | NA          |
| <b>% of Bonding Capacity Used:</b>                             | 20.00%          | <b>Median Household Income:</b>     | \$18,301.00 |
| <b>Bond Capacity Remaining:</b>                                | \$9,917,290.00  | <b>Free or Reduced Lunch %:</b>     | 40.12%      |
| <b>Existing Bond Mill Levy:</b>                                | 4.647           | <b>State Financial Watch:</b>       | No          |
| <b>Who Owns the Facility:</b>                                  | District        | <b>Charter School Fund Balance:</b> | NA          |
| <b>If it's a 3rd Party Explain:</b>                            |                 | <b>Charter Authorizer Letter:</b>   | No          |
|  |                 | <b>Charter 3 Month Notice:</b>      | No          |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No              | <b>Charter Chartered for 5 Yrs:</b> | No          |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                 | <b>Year Built:</b>                  | 1968, 1954  |

|                                    |                       |                                    |                       |
|------------------------------------|-----------------------|------------------------------------|-----------------------|
| <b>Current Grant Request:</b>      | <b>\$3,481,690.00</b> | <b>Affected Sq Ft:</b>             | 39,351.00             |
| <b>Current Applicant Match:</b>    | <b>\$3,926,159.00</b> | <b>Master Plan Completed:</b>      | Yes                   |
| <b>Current Total Project Cost:</b> | <b>\$7,407,849.00</b> | <b>CDE Minimum Match %:</b>        | 53                    |
| <b>Previous Grant Awards:</b>      | 0                     | <b>Actual Match % Provided:</b>    | 53                    |
| <b>Previous Matches:</b>           | 0                     | <b>Was a Waiver Required:</b>      | N/A                   |
| <b>Future Grant Requests:</b>      | 0                     | <b>Statutory Waiver:</b>           |                       |
| <b>Future Matches:</b>             | 0                     | <b>FCI:</b>                        | 42.58%                |
| <b>Total for all Phases:</b>       | \$7,055,094.00        | <b>CFI:</b>                        | 50.60%                |
| <b>Cost Per Pupil:</b>             | \$11,161.00           | <b>Inflation:</b>                  | 3                     |
| <b>Cost Per Sq Ft:</b>             | \$234.00              | <b>Historical Significance:</b>    | Yes-Granted Exemption |
| <b>Red Flags for Discussion:</b>   | None                  | <b>Does this Qualify For HPCP:</b> | Required              |
| <b>Red Flags Explain:</b>          |                       |                                    |                       |

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## ENGLEWOOD 1 - Colorado's Finest Alt HS - MS Renovation & Addn to Convert to Alt HS

### School Name: Englewood MS (Sinclair)

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 2            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 103,866      |
| Replacement Value:           | \$33,198,433 |
| Condition Budget:            | \$6,856,712  |
| Total FCI:                   | 20.65%       |
| Energy Budget:               | \$36,353     |
| Suitability Budget:          | \$7,374,800  |
| Total RSLI:                  | 21%          |
| Total CFI:                   | 43.0%        |
| Condition Score: (60%)       | 3.53         |
| Energy Score: (0%)           | 2.40         |
| Suitability Score: (40%)     | 3.78         |
| School Score:                | 3.63         |



# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** ENGLEWOOD 1 **Sort Order #:** 163  
**County:** ARAPAHOE **Applicant Priority #:** 1  
**Project Title:** MS Renovation & Addn to Convert to Alt HS

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

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

This project is to relocate Colorado's Finest Alternative High School (CFAHS) to the current Englewood Middle School building (EMS) and renovate the EMS building for 21st century education.

The current CFAHS building is overcrowded, educationally unsuitable for high school instruction, has many safety and building component deficiencies, and is located on an undersized site. The school district turns away over 100 students each year due to the limitations of education space and safety in their current facility. CFAHS is not currently meeting Colorado Model Content Standards and CCAB Facility Construction Guidelines.

Major items affecting educational suitability:

- The classroom spaces are too small for the number of students. There are 13 teaching areas of approximately 500 SF each. Currently, 25-27 students are assigned to each teaching area, giving them 20 SF/ student—much lower than CCAB standards. Overall, 470 high school students are attending an educational facility designed for 200 elementary students.
- The current educational space is an open-plan elementary school that was repurposed as an alternative HS. The classrooms are partitioned with furniture, cloth, and metal dividers that do not reach the ceiling. Classrooms lack adequate acoustic separation between each other and from the adjoining corridors. The density of students combined with the open plan creates difficulties with distractions, security, and teacher instruction methods.

Site/ building deficiencies:

- The site is not in close proximity (6-10 blocks) to public bus stops. 75% of alternative HS students use public transportation.
- No entry access control or building lock-down capability in emergencies.
- The building entrance is unsupervised and unsafe due to the admin area not having a line of site to the entrance.
- Due to the open classroom plan, the school does not have a way to lock-down the school to prevent an intruder from entering classrooms.
- The school currently does not have direct phone connection to the remainder of the district and cannot be contacted or cannot contact the district in an emergency.

The current EMS building addresses many of the needs of CFAHS: it has adequate educationally appropriate space, a location near public transportation, and provides opportunity for sports programs. Using the EMS building is a good choice for the district because renovating the EMS building is a better use of funds than modifications to the current CFAHS building (a 56,300 SF addition) or a new building.

The project is a 96,400 SF renovation and 1,400 SF addition to the existing EMS building. This will create a 97,800 SF facility for 570 students. The building program is planned at 94,700 (excludes shop building), creating a 166 SF/ student ratio. A major focus was put on the reuse of existing building layout as much as possible to provide the most value to the district and community. The project includes renovation to meet the educational needs of CFAHS and upgrades to address the facility needs. Renovations create classroom groups that integrate staff and student collaboration spaces and project based learning labs to provide hands-on learning. Facility improvements include asbestos abatement, fire sprinkler installation, HVAC/ plumbing/ electrical upgrades, window/ door/ floor/ ceiling/ masonry repairs/ security lighting and roof replacement. This project is an efficient use of funding to create a long lasting, energy efficient, high-performing, learning environment for the district.

This project is an integral part of Englewood's master plan. The needs of the district are greater than the financial capacity of the community. This project would address the greatest safety and overcrowding concern of the district. Funding of this project would allow the district to achieve the first phase of the master plan to improve education needs district wide.

**Issue:** Other



## Deficiencies Associated with this Issue:

### Overall:

The Colorado's Finest Alternative High School (CFAHS) building is overcrowded, educationally unsuitable for high school instruction, has many safety and building component deficiencies, and is located on a site too small for expansion options. The school district is losing students due to these issues. Due to the extent of the constraints listed below, the District staff and the master plan team assess that it is not a viable option to renovate or expand the existing school in its current location. The Englewood School District and their master planning firm, The Neenan Company, have evaluated the CFAHS facility condition and educational suitability extensively through site visits (with consultants/staff) and reviewing plans. The team compared the findings of the master plan facility assessment with the findings of the state assessment report and concluded that the building components need much more repair and/or replacement than stated in the state assessment and even more important find that the facility does not have the capacity to address the educational suitability needs of Colorado's Finest Alternative High School's students.

The school district staff and the master planning team find the FCI, CFI, size, and budget figures of the state School Assessment Report grossly underestimated. In an effort to help update the report and revise both the condition budgets and educational suitability budgets, we offer the following from the Englewood Master Plan:

-School Assessment Report FCI is 24.01% | Master Plan suggests FCI is 60.75%

-School Assessment Report CFI is 46.1% | Master Plan suggests CFI is 341%

-School Assessment Size is 19,991 SF | Master Plan found the size to be 18,900 SF (25% of required size for 470 students, Based on a square foot per student ratio of 160 SF/student the existing building would have a maximum capacity of 118 students.)

-School Assessment Condition Budget is \$1.34M | Master Plan suggests Condition Budget is \$2.9M and the replacement cost is \$4.8M

-School Assessment Educational Suitability Budget is \$1.23M | Master Plan suggests \$13.5M (Needs 56,300 SF addition to meet needs of 470 students.)

### Reasons for Variations:

-The building needs an addition of 56,300 SF to meet educational needs for the 470 students enrolled at the beginning of 2010 school year. This would provide 160 square foot per student. The cost to address the educational suitability at CFAHS with an addition as described previously would be approximately \$13.5M dollars.

-The condition budget as noted in the FCI comparison matrix is \$2.9M and the replacement cost is \$4.8M, therefore the FCI would be 60.75.

-The cost to address the educational suitability at Colorado's Finest Alternative High School with an addition as described previously would be approximately \$13.5M dollars. Using these figures the CFI would be  $(\$2.9M + \$13.5M) / \$4.8M = 3.41$

-The Englewood Master Plan Facility Improvement Matrix outlines improvements in the range of \$2.1M to \$2.9M for the existing building component systems. These figures outline the direct costs only (do not include design, contractor, insurance or permit fees).

### Description of Deficiencies:

Colorado's Finest Alternative High School (CFAHS) building is overcrowded, educationally unsuitable for high school instruction, has many safety and building component deficiencies, and a very small site. The deficiencies are identified in the following categories: Educational Suitability, Site Deficiency, Building Deficiency, and Staff and Teacher Viewpoint of Deficiencies.

### Educational Suitability:

Colorado's Finest Alternative High School is not currently meeting Colorado Model Content Standards and CCAB Facility Construction Guidelines. The major items that affect the educational suitability are:

-The classroom space is extremely limited for the number of students. There are 13 teaching areas approximately 500 square feet each. CCAB Facility Construction Standards call for 32 square feet per student. 25-27 students are scheduled into each teaching area giving them 20 square feet per student. 470 students are trying to fit into an educational space that should reasonably fit 200 students.

-The educational space is an open plan elementary school that is repurposed as an alternative high school. The classrooms are partitioned with furniture, cloth, and metal dividers that do not reach the ceiling. The classrooms lack adequate acoustic separation from each other and from the circulation hallways. The density combined with the open plan creates difficulty in grouping students for differentiated instruction.

-The school requires modular buildings to provide additional education space, office, and counseling area.

-The gym at the current facility has no regulation court for sports thus limiting the students' ability to perform a variety of physical activities.

- No separate space for health classes (which are taught in the gym).
- There are no track, football, soccer, baseball or softball fields for physical education or sports programs.
- The weight room is currently on the stage causing space constraint issues as well as safety issues.
- There are no locker room facilities.
- The kitchen at the current facility is extremely small thus limiting food selection for the students.
- The kitchen shares a storage space with the gym.
- Kids currently eat throughout the school because they don't have a dedicated lunch area.
- The art room is very small.
- There is no music room.
- There is no performance space therefore drama and theater electives are not offered.
- Science classes in non-optimal spaces (no sinks, lab tables, or tile flooring)
- There is no space for teacher collaboration. No privacy or space for planning or meetings (teachers often use the lounge for planning and the lounge, the Principal's office, or even the stage for confidential student meetings).
- There is no space for quiet dedicated study.
- There is no private space for personal counseling and intervention.
- There is no flexible space for 21st century learning.
- Limited enrichment electives are offered due to lack of facilities.
- The current facility has no library. There is no space for library or research materials and no space for independent work.
- Teachers move rooms throughout the day to take advantage of open spaces during other teachers' planning periods.
- Limited space for CSAP and other testing (currently utilizes the gym and on the weight room.)
- Insufficient space for support and administration (the school counselor has an office the size of a broom closet)

#### Site Deficiencies:

The major site deficiencies of the existing facility include circulation safety and overall site size:

- The site is not in close proximity to public transportation routes (6-10 blocks from site) which is important to alternative education students who often are balancing school and work.
- School zone is not marked on the surrounding streets
- On-site parking is limited for staff, students and visitors and lacks separate designations. Parking overflows onto neighborhood streets.
- No off-street parent or bus drop-off loops.
- Much of the site is insufficiently lit.
- Asphalt paving and sidewalks are deteriorating.
- Site irrigation system lacks automatic controls.
- There are no track, football, soccer, baseball or softball fields.
- The site (including building footprint) is only 3.2 acres and is an inadequately sizes for any high school level sports fields.

#### Building Deficiencies:

The major safety issues with the building are concerns with access security, capability to lock-down the building in an emergency and ability to communicate with the rest of the district. The school has additional health concerns, and costly maintenance issues.

- The building entrance lacks access control and a clear line of site from the administration reception area. The administration area is located within the interior of the school, separate from the entry vestibule. Entry to the school is unrestricted and unsupervised creating an unsafe learning environment.
- The school currently does not have direct phone connection to the remainder of the district and cannot be contacted or cannot contact the district in an emergency.
- Due to the current open classroom plan, the school does not have the capability to lock-down individual classrooms to protect students from a potential intruder threat.
- Undersized corridors are overcrowded with students and pose a particularly hazardous situation during evacuations. Instruction and access to technology often happens in the hallways.
- Exterior walls are load bearing masonry units with brick veneer. They have limited insulation and are in need of tuck-pointing of the brick mortar.
- Exterior windows are aluminum framed with single-pane glazing with operable sections that create cold classrooms in the winter and hot classrooms in the warmer months.
- Exterior doors (hollow metal) and interior doors (wood) are damaged and deteriorating. There is no access control system and there are multiple uncontrolled exit doors.
- VCT floor finishes are old and cracking. Carpet in classrooms is worn and outdated. Ceiling finishes are 2'x4' ACT. Many of the tiles are water stained (from past roof leaks). Toilet partitions are damaged and do not meet ADA compliance regulations.
- The majority of plumbing fixtures are 35+ years old, outdated, inefficient and not ADA compliant.
- Domestic hot water heaters are undersized and inefficient.
- The kitchen is very small, has obsolete equipment and the exhaust hood is not code compliant. Food is stored in gym equipment storage room due to limited space. Limited food options are offered to students because of the undersized and ill-equipped

kitchen facilities.

- Building is unable to maintain an appropriate temperature. HVAC system is combination packaged rooftop units and furnaces. The units are obsolete and inefficient. The mechanical system does not have a modern, digital control system.
- The fire alarm is not working: it indicates an inaccurate location of smoke and/or fires.
- There is no fire sprinkler protection system in the building.
- Computers and other technology are crowded into small spaces and connected to overloaded electrical outlets with plug-strips and extension cords.
- The main exterior electrical service switchgear is 35+ years old with some updated panel boards inside. The current panels do not currently have adequate capacity for the amount of technology in the school.
- The fluorescent T8 lighting is in fair condition, but not as efficient as current technology.
- Casework (in classrooms) is minimal and outdated.

#### Staff and Teacher Viewpoint of Deficiencies:

This is a statement from the teachers and staff of Colorado's Finest Alternative High School (CFAHS) about the conditions of their current facility and why it is not a suitable education environment:

#### OVERVIEW of CFAHS

In 1980 with an enrollment of 24 students (ages 14 -21 years), Colorado's Finest Alternative High School (CFAHS) was created as a second chance school to address the needs of students "at-risk" of dropping out of high school. Interestingly, 83% of the students enrolled at CFAHS are from outside the Englewood School District. The school's enrollment ballooned in the 1990s with approximately 625 students. These students attended classes from 8:00 a.m. until 10:00 p.m., with the more "traditional" students attending during the day and the older and more "non-traditional" students attending in the evening.

CFAHS is currently housed in an open-format, elementary school. The school is divided into 13 teaching areas. These areas are about half the size of a traditional classroom and divided by cloth and metal dividers that do not reach the ceiling. In an attempt to meet the number of students seeking enrollment, 25-27 students are scheduled into each teaching area.

Economic factors along with the limited access to public transportation drove the decision to combine all the students into the traditional 8:00 a.m.-5:30 p.m. timeframe challenging the staff to accommodate all students within the school at one time.

#### IMPACT ON INSTRUCTION AT CFAHS

Unfortunately, instruction, health, safety, and technology are all negatively impacted by the current facilities. The density combined with open format reduces students' ability to remain focused on classroom instruction. Direct instruction and any group activities in adjacent classrooms distract students. In addition to auditory distractions, the open format results in myriad visual distractions for students. Some students are encouraged to leave class because their friends "nod" them out of class to chat and hang out. These distractions create a learning environment that hinders performance for "at-risk" students.

Teachers are often competing to talk louder than the other teachers in adjacent teaching areas. In fact, some teachers prefer lessons that focus on independent study to minimize noise. While independent study is not the ideal format to engage at-risk students who may be struggling in school, it has become a necessary option to minimize noise.

There are insufficient enclosed spaces available for teacher collaboration, privacy for meeting, or planning time. Because spaces are used consistently and extensively, private meetings for interventions occur in the principal's office or the health room.

Teachers are often planning in the teacher's lounge. (As this was being written, teachers were asked to leave the lounge in order to accommodate a new student meeting.)

#### CONCLUSION:

Colorado's Finest Alternative High School building is overcrowded, educationally unsuitable for high school instruction, has many safety and building component deficiencies, and is located on a very small site. Due to the constraints listed above the District staff and the master plan team assess that it is not a viable option to renovate or expand the existing school in its current location. Therefore, the Englewood School Board has directed the Superintendent to apply for a BEST grant that would relocate the Colorado's Finest Alternative High School to the existing Englewood Middle School Building and reconfigure that building for educational suitability and building component renovation.

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

##### Colorado's Finest Alternative High School – Solution Summary

In order to understand this solution, it is necessary to first review Englewood School District's master plan to gain context for the proposed solution for Colorado's Finest Alternative High School (CFAHS). The proposed project is a major part of the master plan addressing Englewood School District's safety, educational, and financial issues. Currently the Englewood school district consists of a Pre-K school; (4) grade K-5 elementary schools; a grade 6-8 middle school; a grade 9-12 high school; and CFAHS, a 9-12 alternative high school.

The major issues facing the school district are: low student achievement and growth towards achievement, losing students to competing districts, and financial drain on the district due to multiple aging facilities. To address the issues of the school district, the master plan includes the following facility changes:

-The largest numbers of students leave the district at the transition from elementary to middle school. The main reasons are that there is no choice of school and limited educational programs at the current middle school. To address this, the district will create a 7-12 middle/high school campus on the current Englewood High School property that would include new 21st century facilities. The middle school would benefit from multiple education tracks within the building and the increased educational program opportunity provided by the high school. This portion of the project will be funded by a bond ballot measure in November 2011.

-To address the overcrowding issue and the safety of the location, CFAHS will be moved to the current Englewood Middle School (EMS). The current CFAHS facility is  $\frac{1}{4}$  the size it should be to serve its student population. The existing EMS building will be renovated to provide spaces to fit the educational model of CFAHS and upgrades needed for a long term facility solution.

-To address the issue of low student achievement and growth towards achievement, the district will renovate and/or build three medium-sized elementary schools of choice (magnet schools) that will provide 21st century learning environments. These spaces will focus on student-centered education that promotes critical thinking skills and embraces difference learning and teaching styles.

-To address financial constraint, the district will close and sell the current CFAHS property as well as potentially close and sell two elementary schools, depending on enrollment.

With the big picture context explained, we will focus on the CFAHS solution to move into the EMS building. The "Problem Summary" highlights the most significant issues of the current CFAHS building. In order to accommodate the current (and growing) population of CFAHS students and their unique educational needs, a more appropriate space needs to be obtained. The current EMS building itself addresses many of the needs of CFAHS: it has adequate space, an ideal location near public transportation, brings students closer thus strengthening their connection to the rest of the school district, and provides opportunity for sports programs. Using the EMS building is a good choice for the district because renovating the EMS building will cost far less than modifications to the current CFAHS building (a 56,300 square foot addition) or the creation of a new building. Also, the EMS campus is central to the district and a good facility for the district and community to keep. It has large spaces like the auditorium, auxiliary gymnasium, and playfields that would be difficult for the community to replace if this building was no longer part of the school district.

The project is a 96,400 SF renovation and 1,400 SF addition to the existing EMS building. This will create a 97,800 SF facility for 570 students. The building program is planned at 94,700 as it excludes the shop building as educational space. This creates a student ratio of 166 SF per student. The existing building layout was reused as much as possible. The project includes renovation to meet the educational needs of CFAHS and upgrades to address the facility needs:

-The CFAHS renovation project will improve the life safety, health, and energy efficiency issues of the building. This would include a fire sprinkler system, HVAC system replacement with adequate fresh air capability, and new energy efficient windows throughout.

-The CFAHS renovation project will improve student security of the building by moving the main entry to the WEST side of the building. This is to provide direct access from the parking area to accommodate the older student population. The parking area will be expanded and a new parent drop off area created. The new entry will include a 1,400 SF addition flanked by administration for supervision and security of the main entry. A secondary entry will be maintained where the main EMS entry is currently. This secondary entry will be flanked by a counseling area for supervision and security.

-The CFAHS renovation project will improve the power and data infrastructure throughout the educational and administration areas. This would include increasing the number of power outlets and circuits per classroom, and provide both hardwired and wireless data connectivity to all education spaces.

-In addition to the systems upgrades and main entry addition above, the project is composed of 49,500 SF of major renovation including reconfiguration of walls and finish upgrades to educational and administration areas, and 24,700 SF of minor renovation including casework and finish upgrades to educational and administration areas. There will be equipment replacement at the kitchen area (3,650 SF). 18,500 SF of the building requires only HVAC upgrades and fire sprinkler installation, including the auxiliary gym and auditorium.

-The educational and classroom areas will be reconfigured to meet the needs of the alternative high school educational model. First, it is desired to have a departmental organization to best deliver curriculum. This can be done by creating subject-based classroom pods. Each pod will have teacher resource rooms, technology hubs, and a variety of teaching spaces. The teacher resource rooms allow collaboration among staff and a private meeting space. These spaces will be visually connected to the classroom pod to increase interaction between students and teachers and to create an opportunity for passive supervision. The technology hubs are for independent student work. Independent student work is at the core of CFAHS curriculum delivery as much of the responsibility to get core content work done is the responsibility of the student. Providing a quiet technology hub gives a quiet focused work area to students for independent work. The variety of teaching spaces will provide individual classroom spaces

for a variety of needs including quiet lecture areas and group project areas. These spaces will be flexible for the staff and students of the classroom pod.

-Outside of the department pods will be an area housing (3) project labs. These project labs are meant to be flexible in design to accommodate a variety of core curriculum and electives such as: chemistry, biology, general science, technology, and industrial design. Nearby will be an art room which will function similarly as a project lab.

-The project also contains a central library and media center (the current CFAHS facility does not have a library). A technology lab will be adjacent to the media center. This lab can be accessed by students in the media center or from the hall. Supervision of this space can occur from the media center. This space will greatly improve the resources available to the CFAHS students.

#### Summary:

The solution as proposed addresses the issues in the problem statement and the state School Assessment Report in their entirety. This project is a vital part of the overall master plan of the district to provide safety and adequate educational space for their students, as well as meet the district goals of retaining students and reducing the number of district facilities to maintain.

#### How Urgent is this Project:

Colorado's Finest Alternative High School (CFAHS) is in immediate need of change. This assessment is based on the deficiencies identified in the 2010 School Facility Assessment Report, additional deficiencies identified by the master planning team, the cost of work associated with updating their current facility and the severe overcrowding currently experienced. Englewood school district is faced with many challenges across the district, of which CFAHS is one component. With many projects on the horizon, BEST funding is paramount. Englewood School District can not fund the projects needed district wide without the support of a BEST grant.

Currently, as identified in the deficiencies, CFAHS does not have appropriate conditions pertaining to health and safety and does not meet current building code. Plumbing fixtures are outdated and not ADA compliant, domestic hot water heaters are undersized and inefficient. The kitchen is grossly undersized and has obsolete equipment, the mechanical system is outdated and lacking a control system. The building has no fire suppression systems, or up to date fire alarm system. These are hazardous conditions and potential threats to life safety. This is an urgent condition requiring immediate correction.

Currently, CFAHS is severely overcrowded and not suited to high school age students. The CFAHS program is housed in a building originally intended for elementary students and unsafely houses a population four times greater than what the building was designed to accommodate. This building is not easily supervised and the open format generates a loud environment with no acoustic control. This building is not educationally appropriate for high school age students. The elective opportunities available to most high school kids are not an option in the current environment as the facility lacks appropriate science labs, art space, technology space, physical education space and exterior physical activity space.

The school district has to turn away over 100 students each year due to the limitations of education space and safety in their current facility. The students seeking education at the alternative high school are already students at risk. Turning those children away forces the students to seek education in districts further away from their homes or worse yet forces them to quit seeking education.

Without immediate correction, Englewood School District is faced with continuing to modify CFAHS's current location to the best of their ability. Money and effort to modify this facility is not strategic because, ultimately, the site won't support a large addition and the athletic facilities.

Englewood School District will also be forced to continue turning away students seeking an education. The staff and students of CFAHS have worked hard to make the school an amazing place to learn and grow....in spite of the inadequate space available. Without immediate correction, efforts will continue to be expended working within overcrowded and unsecure constraints, rather than flourishing within an adequate education space.

A CDE BEST grant for CFAHS will provide the minimum health, life safety and academic standards determined by CDE. Funding from this grant will allow Englewood School District to correct educational deficiencies by relocating high school students from the existing CFAHS building to a renovated and reconfigured building(formerly Englewood Middle School) that is educationally suitable for their age and curriculum.

**What is the Cost Associated with this Issue:** \$15,816,221

### **How Does this Project Conform with the Construction Guidelines:**

This project will strive to conform to CDE guidelines for capital construction.

The nature of this project is the renovation and conversion of an existing middle school building to an alternative high school building. The renovation of the existing building will include window replacement, partial roof repair (~50,000 sf), fire sprinkler installation, mechanical, electrical and plumbing upgrades, along with areas of major renovation for educational suitability.

However, the building envelope, including the roof covering, roof insulation, and wall system and wall insulation will not be replaced or enhanced. Due to the limits of the existing R-values of the building envelope, we will obtain the highest LEED certification possible. We have budgeted sustainable improvements and will do as much as possible with those funds. Based on our proposed scope and the attached LEED scorecard, we are currently anticipating LEED "Silver" (54 points).

The following is a summary of anticipated points: Sustainable Site (14 points), Water Efficiency (5 points), Energy/ Atmosphere (12 points), Material Resources (8 points), Indoor Environmental Air Quality (10 points), Innovative Design Process (4 points) and Regional Priority Credits (1). The focus will be on energy conservation and water efficiency, which will provide the greatest long term benefits to the district, while minimizing the cost impact to CDE and the district.

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

Englewood Public Schools currently has a General Fund budget of \$3,544,643 dedicated to operations and maintenance, including utility costs. The actual expenditures for the past four years are found in the outline below:

#### **2006-2007 ACTUAL:**

- Salaries: \$1,406,518.30
- Benefits: \$283,249.65
- Salaries and Benefits Subtotal: \$1,689,767.95
- Purchased Services: \$302,969.42
- Supplies and Materials: \$199,629.67
- Property/Equipment: \$19,136.60
- Utilities: \$996,701.58
- Non Salary O&M Subtotal: \$1,518,437.27
- O&M General Fund Grand Total: \$3,208,205.22

#### **2007-2008 ACTUAL:**

- Salaries: \$1,323,883.27
- Benefits: \$285,103.92
- Salaries and Benefits Subtotal: \$1,608,987.19
- Purchased Services: \$437,623.61
- Supplies and Materials: \$236,211.27
- Property/Equipment: \$31,929.33
- Utilities: \$1,027,069.35
- Non Salary O&M Subtotal: \$1,732,833.56
- O&M General Fund Grand Total: \$3,341,820.75

#### **2008-2009 ACTUAL:**

- Salaries: \$1,306,620.71
- Benefits: \$300,029.60
- Salaries and Benefits Subtotal: \$1,606,650.31
- Purchased Services: \$350,808.02
- Supplies and Materials: \$206,905.91
- Property/Equipment: \$36,465.61
- Utilities: \$950,711.63
- Non Salary O&M Subtotal: \$1,544,891.17
- O&M General Fund Grand Total: \$3,151,541.48

#### **2009-2010 ACTUAL:**

- Salaries: \$1,289,412.49
- Benefits: \$312,511.35
- Salaries and Benefits Subtotal: \$1,601,923.84
- Purchased Services: \$388,641.64
- Supplies and Materials: \$188,214.40
- Property/Equipment: \$3,201.79



-Utilities: \$881,363.21  
-Non Salary O&M Subtotal: \$1,461,421.04  
-O&M General Fund Grand Total: \$3,063,344.88

2010-2011 BUDGET:

-Salaries: \$1,349,085.00  
-Benefits: \$337,261.00  
-Salaries and Benefits Subtotal: \$1,686,346.00  
-Purchased Services: \$467,827.00  
-Supplies and Materials: \$273,125.00  
-Property/Equipment: \$20,180.00  
-Utilities: \$1,097,165.00  
-Non Salary O&M Subtotal: \$1,858,297.00  
-O&M General Fund Grand Total: \$3,544,643.00

Operations and Maintenance allocations have been evaluated each year to meet the needs of our aging facilities while keeping in mind the growing pressures on other aspects of the District mission, namely, improving instruction and raising test scores, all while dealing in these times of reduced budgets. These allocations will continue to be refined each year in anticipation of declining revenues and increase in maintenance to our aging facilities.

In addition to general fund dollars, the District allocates funds to the Capital Reserve Fund, which was required by state law for the purpose of funding capital project needs of the District. The following table illustrates the Capital Reserve fund allocation per pupil for the past five years:

2006-2007 ACTUAL:

-Capital Reserve Allocation: \$857,216.00  
-Funded Pupil Count: \$857,216.00  
- Allocation per Funded Pupil Count: \$259.84

2007-2008 ACTUAL:

-Capital Reserve Allocation: \$632,216.00  
-Funded Pupil Count: 3,215  
- Allocation per Funded Pupil Count: 3,215

2008-2009 ACTUAL:

-Capital Reserve Allocation: \$921,669.00  
-Funded Pupil Count: 3,055  
- Allocation per Funded Pupil Count: \$301.74

2009-2010 ACTUAL:

-Capital Reserve Allocation: \$690,040.00  
-Funded Pupil Count: 2,885  
- Allocation per Funded Pupil Count: \$239.18

2010-2011 BUDGET:

-Capital Reserve Allocation: \$784,575.00  
-Funded Pupil Count: 2,733  
- Allocation per Funded Pupil Count: \$287.07

In FY 2011, the Capital Reserve Fund allocation is set at \$784,575, or \$287.07 per funded pupil. These funds are dedicated to facilities repairs and improvements, with funds carrying over, year to year, when expenditures are not required. These funds may be used for HVAC, plumbing, roofing, fencing, painting and other capital site improvements.

The District has allocated the above amounts in the capital reserve fund for site improvements in order to meet identified facility repair needs. The District intends to maintain this level of support for capital renewal for the foreseeable future.

REPLACEMENT BUDGET

Though the District makes every attempt to thoughtfully anticipate replacement costs for its capital equipment, the scope of this project precludes the possibility of budgeting ongoing operating funds to replace the construction after its useful life. At current projections, it would require approximately an additional \$125 per pupil over 40 years to generate the necessary funds. And that

would cover only the renovated costs of this project, not the replacement cost of the entire facility. Therefore, the District would have to consider another bond election to generate the funds to construct a replacement building.

It is anticipated that the District will set aside \$50,000 - 75,000 per year to meet the capital needs of the Colorado's Finest Alternative High School site.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time. Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

This building was built by the school district in 1957. This facility has been owned and maintained by the district since construction.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

\$50,000 - \$75,000

**CDE Comments:**

|  |                 |                                     |             |
|--|-----------------|-------------------------------------|-------------|
| <b>Funded FTE Count:</b>                                       | 2,729.00        | <b>Bonded Debt Approved:</b>        |             |
| <b>Assesbed Valuation:</b>                                     | 419538990       | <b>Year Bond Election Passed:</b>   |             |
| <b>PPAV:</b>   | \$153,739.00    | <b>Bonded Debt Failed:</b>          |             |
| <b>Bonded Debt:</b>  | \$21,095,000.00 | <b>Year Bond Election Failed:</b>   |             |
| <b>Total Bonding Capacity:</b>                                 | \$83,907,798.00 | <b>2010 Bond Election Results:</b>  | NA          |
| <b>% of Bonding Capacity Used:</b>                             | 25.00%          | <b>Median Household Income:</b>     | \$20,779.00 |
| <b>Bond Capacity Remaining:</b>                                | \$62,812,798.00 | <b>Free or Reduced Lunch %:</b>     | 54.04%      |
| <b>Existing Bond Mill Levy:</b>                                | 7.631           | <b>State Financial Watch:</b>       | No          |
| <b>Who Owns the Facility:</b>                                  | District        | <b>Charter School Fund Balance:</b> | NA          |
| <b>If it's a 3rd Party Explain:</b>                            |                 | <b>Charter Authorizer Letter:</b>   | No          |
|  |                 | <b>Charter 3 Month Notice:</b>      | No          |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No              | <b>Charter Chartered for 5 Yrs:</b> | No          |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                 | <b>Year Built:</b>                  | 1956        |
|  |                 |                                     |             |
|  |                 |                                     |             |

|                                    |                        |                                    |                        |
|------------------------------------|------------------------|------------------------------------|------------------------|
| <b>Current Grant Request:</b>      | <b>\$9,220,857.00</b>  | <b>Affected Sq Ft:</b>             | 97,800.00              |
| <b>Current Applicant Match:</b>    | <b>\$8,176,986.00</b>  | <b>Master Plan Completed:</b>      | Yes                    |
| <b>Current Total Project Cost:</b> | <b>\$17,397,843.00</b> | <b>CDE Minimum Match %:</b>        | 47                     |
| <b>Previous Grant Awards:</b>      | 0                      | <b>Actual Match % Provided:</b>    | 47                     |
| <b>Previous Matches:</b>           | 0                      | <b>Was a Waiver Required:</b>      | N/A                    |
| <b>Future Grant Requests:</b>      | 0                      | <b>Stautory Waiver:</b>            |                        |
| <b>Future Matches:</b>             | 0                      | <b>FCI:</b>                        | 20.65%                 |
| <b>Total for all Phases:</b>       | \$15,816,221.00        | <b>CFI:</b>                        | 43.00%                 |
| <b>Cost Per Pupil:</b>             | \$27,748.00            | <b>Inflation:</b>                  | 2                      |
| <b>Cost Per Sq Ft:</b>             | \$164.00               | <b>Historical Significance:</b>    | Yes-Deemed Significant |
| <b>Red Flags for Discussion:</b>   | None                   | <b>Does this Qualify For HPCP:</b> | Required               |
| <b>Red Flags Explain:</b>          |                        |                                    |                        |

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## PUEBLO RURAL 70 - Pueblo West HS - HS Addition

### School Name: Pueblo West HS

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 136,583      |
| Replacement Value:           | \$40,758,314 |
| Condition Budget:            | \$2,889,320  |
| Total FCI:                   | 7.09%        |
| Energy Budget:               | \$47,804     |
| Suitability Budget:          | \$11,095,900 |
| Total RSLI:                  | 33%          |
| Total CFI:                   | 34.4%        |
| Condition Score: (60%)       | 3.23         |
| Energy Score: (0%)           | 1.92         |
| Suitability Score: (40%)     | 3.93         |
| School Score:                | 3.51         |



# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** PUEBLO RURAL 70

**Sort Order #:** 161

**County:** PUEBLO

**Applicant Priority #:** 1

**Project Title:** HS Addition

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

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

Pueblo County School District 70 is a Colorado leader in innovative educational delivery. Beginning in 2008, District 70 launched an initiative called "21st Century Tools for a 21st Century Education". This initiative provided a laptop computer for every high school student, an interactive whiteboard for every preschool through 8th grade classroom, and a tablet computer for every member of the instructional staff. More important than the physical products involved, though, was the efforts to educate teachers in these new instructional deliver methods. Pueblo West High School has been a leader within the district in changing the way we deliver education, by engaging students in this new way, and enhancing each student's educational experience. This construction project to complete Pueblo West High School, for which we are seeking assistance through the BEST Program, is an extension of the 21st century environment present currently in Pueblo West High School, and in all of Pueblo County School District 70.

Pueblo West High School opened its doors in 1997, in a community poised for further growth. The original designers of the facility planned for expansion to be done in stages, knowing that rapid growth in Pueblo West was likely to occur, and that affordable land and housing would attract families with school-age children. The school has since had three additions, which result in an estimated student capacity of 1,295 students. Currently, the school utilizes three modular buildings (six classrooms), in addition to its building classroom capacity space to accommodate the student population and programming needs. The enrollment at Pueblo West High School in the fall of 2011 was 1,249 students. Projections in the recently completed Facility Master Plan, performed by Strategic Resources West, places student enrollment for 2016 at 1,472 students, well beyond capacity.

Although the facility is in good overall condition, three specific health and safety concerns exist. First, the most recently added classroom wing has a temporary wall as its most northern façade. This temporary wall has allowed water to pour in to the building, causing potential mold concerns in both the floor covering and the wall itself. Efforts have been made to address this concern through maintenance services, however, the problem can only be truly be addressed through the completion of this wall as a permanent structure. The second concern is the lack of student restroom facilities on either floor of this current classroom wing. Plans for the proposed construction phase do include restrooms. The third health and safety concern that would be addressed through this construction phase is the elimination of the modular classrooms.

The final staged addition to Pueblo West High School consists of ten classrooms, and would address the health and safety concerns currently existing at the school. These classrooms would be constructed north of an existing wing that is currently enclosed by a temporary wall from the last building phase in 2004, thus eliminating the temporary wall that currently exists there. Programming needs for this wing have been determined based on deficiencies in the current facility. Among those are the need for an additional science laboratory, a seminar classroom for the International Baccalaureate program, and 8 typical classrooms to allow for the elimination of the modular classrooms currently in use.

## Issue: Addition

### Deficiencies Associated with this Issue:

Although a recently built facility, Pueblo West High School has three significant health and safety issues that must be addressed. During construction of the most recent phase of the existing building, a temporary wall enclosure was utilized. The basis for this temporary wall was the long range plan that called for one final addition to Pueblo West High School to be built about 3 years after this addition was completed. Currently, that temporary wall has been in place for 6 years, and allows water to enter into the building during any measurable rain. The school and the District are concerned that without replacing this wall, air quality problems due to mold in the structural wall will worsen. This temporary structure must be made permanent. A second health and safety concern is the lack of student restroom facilities in the most recently completed wing of the school. This classroom wing has capacity of 360 students, yet no restrooms exist on either floor of this wing. The third health and safety concern is the utilization of modular buildings. Not only are the modular buildings themselves an inadequate learning environment, but their location on the campus, and ease of access from the parking lots and roadways make them a significant safety concern. The proposed classroom addition will complete 3 goals. First, it will allow for the elimination of the temporary wall. Second, it will allow for restrooms easily accessible to the student population. Third, and most importantly, this addition will allow enough in-building capacity to

eliminate the use of modular classrooms on the campus altogether.

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

The proposed classroom addition would provide for the elimination of the temporary wall, the addition of student restrooms, and the elimination of the modular classrooms. This would address and eliminate all three stated health and safety concerns. To arrive at this solution, Pueblo County School District 70 began discussions with CDE Capital Construction staff regarding the BEST program and the possibilities that may exist. Next steps involved the creation of the District's Facility Master Plan. The Board of Education solicited the services of Mr. Denny Hill of Strategic Resources West, a longtime master planner and economist. The research by Mr. Hill, and the subsequent report to the Board of Education demonstrated the most critical need in the District to be the completion of the final addition to Pueblo West High School. This would allow for enough capacity to meet the projected growth needs through 2016, while more importantly addressing the three key health and safety needs present at Pueblo West High School. The District's Long Range Planning Committee has been in place since 2007, specifically focused on the completion of many District facilities, pointing toward a bond issue in 2010, but because of economic concerns based on polling, the District chose to delay the bond issue until November, 2011. Additionally, District and Pueblo West High School staff have worked with a local architect to design the facility based on school programming needs, and capacity needs based on the information presented by Strategic Resources West in the District's Facility Master Plan. This joint effort, combined with the leadership and knowledge of the CDE Capital Construction staff, will result in an energy efficient, student centered learning environment that will serve Pueblo West High School and the Pueblo West constituents for decades to come.

#### **How Urgent is this Project:**

The three stated existing health and safety concerns at Pueblo West High School are critical and should be addressed as soon as adequate funding is acquired. For this reason, Pueblo County School District 70, in conjunction with the District's Long Range Planning Committee, have prioritized this project as the top ranking project on the list of potential 2011 bond projects, should the district be successful in the November 2011 election. The District, along with its political consultant, believes that receiving an award through the CDE Building Excellent Schools Today program will greatly increase the likelihood of voter approval of the planned bond issue. For this reason, the District has partnered with Strategic Resources West to develop the Facility Master Plan, and with HGF Architects to design this project and provide cost estimates, making a great effort to demonstrate the need for this project's completion. We believe this joint effort will result in a successful grant award, and thank all involved for their efforts and dedication to providing optimal educational facilities for the students of Colorado.

**What is the Cost Associated with this Issue:**        \$3,407,998

#### **How Does this Project Conform with the Construction Guidelines:**

We believe this construction project will conform to the guidelines established by the Capital Construction Assistance Board, and will ensure the compliance with these guidelines. To begin this process of adhering to these guidelines, prior to the initial development phase for this project, representatives of the District met with the architect for this grant to advise them of the CCAB guidelines, and that the design of this project must confirm to these guidelines. The architect was provided with the guidelines, and when developing the initial design and cost estimates, has used these guidelines as a basis. Specific references would include: 3.17 A facility that complies with the American Disabilities Act providing accessibility to physically disabled persons. Although our current facility is in compliance with ADA, we do believe that the accessibility to student restrooms is limited in the newest addition to the school, and the proposed addition will address this issue.

4.1 Elementary, middle, high, and PK-12 schools built with high quality, durable, easily maintainable building materials and finishes. The current existence of a temporary wall as the northern most façade of the most recent addition to Pueblo West High School is not a durable material. The proposed addition will eliminate the existing problem.

4.8 Elementary, middle, high, and PK-12 buildings that functionally meet the recommended educational programming set forth below, are not over capacity, and are located in permanent buildings. Each facility should have the potential, or be planned for, expansion of services for the benefit of the students for programs such as full-day kindergarten and preschool, and school based health services. The proposed addition will address the current deficiencies in this area.

Additionally, we are excited to lead K-12 school construction in Pueblo County with the potential of the first LEED school construction in the county. Recently, the district has undertaken multiple phases of implementing energy conservation measures by upgrading lighting and controls in our school facilities, as well as replacing several inefficient boiler units. These demonstrate our dedication to energy efficient schools, and we look forward to working with CDE Capital Construction staff in the development of the first LEED School in Pueblo County.

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

Pueblo County School District 70 continues to allocate funds to the Capital Reserve Fund of the District, despite the elimination of this as a statutory minimum requirement. In doing so, the District provides for the replacement of major mechanical systems, such as HVAC systems, as they near the end of their useful life. About twelve years ago, the District entered into an agreement with Honeywell to replace several mechanical systems, and to upgrade lighting. Recently, the school board authorized additional lighting and control mechanism upgrades, as well as several additional mechanical systems to be replaced. Although budgets have been trimmed significantly, the District continues to value energy efficient buildings, and will provide funds to the Capital Reserve

fund to continue funding this priority. End of life replacement for major mechanical systems related to this construction project will be funded in the same manner. The estimated annual allocation to the Capital Reserve fund for this specific school and purpose is \$ 19,650. This amount is a portion of the funds dedicated to the repayment of Build America Bonds used to finance the lighting, controls, and mechanical system replacements referred to earlier. The end of life for the mechanical systems in this addition will coincide with the fulfillment of debt obligations related to prior projects, which will allow these allocations to provide for additional capital projects at that time.

Regular maintenance and upkeep will be performed by District maintenance staff, as well as school building custodial staff. Additional funds will be allocated to Pueblo West High School for the maintenance and upkeep of this additional classroom wing, however, the District does believe that the current staff will be able to adequately absorb the additional work.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time. Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

Pueblo West High School opened in 1997, and remains in good condition overall. However, several health and safety concerns do exist, specifically related to the existence of a temporary wall in the most recent classroom addition, and the housing of student classrooms in modular buildings. These conditions are the basis for this grant application.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

19650

**CDE Comments:**

THIS PROJECT WAS APPLIED FOR IN 2010 BUT NOT RECOMMENDED MAINLY BECAUSE THE SCOPE WASN'T CLEAR.

|  |                  |                                     |                 |
|--|------------------|-------------------------------------|-----------------|
| <b>Funded FTE Count:</b>                                       | 8,470.00         | <b>Bonded Debt Approved:</b>        | \$29,900,000.00 |
| <b>Assessed Valuation:</b>                                     | 567014819        | <b>Year Bond Election Passed:</b>   | 02              |
| <b>PPAV:</b>   | \$66,942.00      | <b>Bonded Debt Failed:</b>          |                 |
| <b>Bonded Debt:</b>  | \$57,065,000.00  | <b>Year Bond Election Failed:</b>   |                 |
| <b>Total Bonding Capacity:</b>                                 | \$113,402,964.00 | <b>2010 Bond Election Results:</b>  | NA              |
| <b>% of Bonding Capacity Used:</b>                             | 50.00%           | <b>Median Household Income:</b>     | \$20,304.00     |
| <b>Bond Capacity Remaining:</b>                                | \$56,337,964.00  | <b>Free or Reduced Lunch %:</b>     | 36.03%          |
| <b>Existing Bond Mill Levy:</b>                                | 13.498           | <b>State Financial Watch:</b>       | No              |
| <b>Who Owns the Facility:</b>                                  | District         | <b>Charter School Fund Balance:</b> | NA              |
| <b>If it's a 3rd Party Explain:</b>                            |                  | <b>Charter Authorizer Letter:</b>   | No              |
|  |                  | <b>Charter 3 Month Notice:</b>      | No              |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No               | <b>Charter Chartered for 5 Yrs:</b> | No              |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                  | <b>Year Built:</b>                  | 1995            |

NA

|                                    |                |                                    |           |
|------------------------------------|----------------|------------------------------------|-----------|
| <b>Current Grant Request:</b>      | \$2,111,255.00 | <b>Affected Sq Ft:</b>             | 17,057.00 |
| <b>Current Applicant Match:</b>    | \$1,467,143.00 | <b>Master Plan Completed:</b>      | Yes       |
| <b>Current Total Project Cost:</b> | \$3,578,398.00 | <b>CDE Minimum Match %:</b>        | 41        |
| <b>Previous Grant Awards:</b>      | 0              | <b>Actual Match % Provided:</b>    | 41        |
| <b>Previous Matches:</b>           | 0              | <b>Was a Waiver Required:</b>      | N/A       |
| <b>Future Grant Requests:</b>      | 0              | <b>Stautory Waiver:</b>            |           |
| <b>Future Matches:</b>             | 0              | <b>FCI:</b>                        | 7.09%     |
| <b>Total for all Phases:</b>       | \$3,407,998.00 | <b>CFI:</b>                        | 34.40%    |
| <b>Cost Per Pupil:</b>             | \$9,466.00     | <b>Inflation:</b>                  | 3         |
| <b>Cost Per Sq Ft:</b>             | \$199.00       | <b>Historical Significance:</b>    | NA        |
| <b>Red Flags for Discussion:</b>   | None           | <b>Does this Qualify For HPCP:</b> | Required  |
| <b>Red Flags Explain:</b>          |                |                                    |           |



# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## SANFORD 6J - Sanford Pre-K-12 - Major PK-12 Renovations

### School Name: Sanford Pre-K-12

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 3            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 118,587      |
| Replacement Value:           | \$32,013,052 |
| Condition Budget:            | \$23,227,100 |
| Total FCI:                   | 72.56%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$1,380,500  |
| Total RSLI:                  | 12%          |
| Total CFI:                   | 76.9%        |
| Condition Score: (60%)       | 2.52         |
| Energy Score: (0%)           | 1.59         |
| Suitability Score: (40%)     | 3.74         |
| School Score:                | 3.01         |



# Sanford Public School

PO Box 39 · Sanford · CO 81151  
(719) 274-5167 / Fax (719) 274-5830

February 23, 2011

BEST Board  
Colorado Department of Education  
201 East Colfax Avenue, Room 402  
Denver, Colorado 80203-1799

Dear BEST Board Members,

I am submitting this hardship letter and request that you please consider a waiver of matching funds for our 2011 BEST Grant application. The Sanford School District has served the surrounding communities for over 100 years. It prides itself in providing an education that gives students the skills and knowledge necessary to be successful in the 21<sup>st</sup> Century. The district also prides itself in maintaining a safe and healthy environment in which learning can thrive. In reviewing the State's BEST program, it is our opinion that we fit the model of the intent of the BEST program in every aspect.

It has become necessary to address the building deficiencies to ensure the health, safety and educational opportunities for the children who attend our District. It is for this purpose Sanford Schools is pursuing a BEST Grant. The district currently has the fifth lowest assessed evaluation in the state. The district maintains a free and reduced lunch percentage of 69% in grades K-12. The maximum bonding capacity within the district is at \$1,197,335. With a large portion of our K-12 school being built in the 1920's and 1930's, renovation and construction costs exceed the district's ability to generate 23% of the funds needed to address our buildings issues. The District's Building Committee, Board of Education, and community feel that these portions of the building have exceeded their life expectancy and usefulness to the District. Health and safety concerns in these portions of the building are the number one condition of concern for community. The District is requesting a BEST Grant in the amount of \$20,979,921 and therefore is only capable through maximum bonding capacity to generate 5.70% of the total funds necessary for the project. It is with this knowledge that we request a waiver of matching funds from the amount set forth by the Colorado Department of Education.

The last time a bond was presented to the public was in the early 70's. The community supported this bond of less than \$100,000 to build a mini-gym. We fully believe that if a waiver is granted that the community would support the bond to the maximum debt limit.

The District's current capital reserve funds of \$345,498 are appropriated to make only the necessary repairs to the facility and meet the current needs for transportation and technology. The district's five year transportation plan requires that three buses be replaced. The total replacement cost is approximately \$300,000. One of the current route buses in 15 years old. It was recently learned that an additional small bus with a wheelchair lift will need to be purchased and added to the fleet for transporting two severe needs children. This will further impact our reserve.

# Sanford Public School

PO Box 39 · Sanford · CO 81151  
(719) 274-5167 / Fax (719) 274-5830

Currently capital reserve funds are also used to assist in the five year technology plan to maintain our one-to-one laptop initiative in the high school. The cost for this initiative is approximately \$30,000 per year. The District has also appropriated \$50,000 of the capital reserves for playground improvement and will also need to set aside \$60,000 annually for capital renewal of the new project.

The District's general fund balance is \$2,018,000. Currently the district maintains cash reserve funds in the amount recommended by CDE to maintain a three month operating budget. With a projected decrease for our District in state funding of \$590 per student, an annual deduction of \$216,000, it is highly likely that reserve funds may be needed to maintain services to our students.

The Sanford School District has a long history of maintaining fiscal responsibility. Currently the district has no debt, but fiscal responsibility and fiscal capability are two different foes. We are not financially capable of generating the funds necessary to meet the health and safety issues facing our current building needs. True to facts, because of our low assessed valuation, we will never be able to generate through a bond or reserves the money needed to meet the required match. Despite the financial difficulties facing our district, through a recent survey, a major portion of the community supports the building project. In tough economic times, in a poverty stricken area of the state, community members are willing to give a larger percentage of their income to this project that would be needed elsewhere in the state. They truly understand the health and safety concerns surrounding this issue.

It is for this purpose that we respectfully petition you, the Board, to consider a reduction in the matching money required for our project application. This project is vital to the health, safety, and education of our children. Your consideration of both our project and waiver request is greatly appreciated.

Sincerely,

Kevin Edgar  
Superintendent  
Sanford School District 6-J

## Statutory Waiver for BEST Grant District Match

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

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

- |   |                       |
|---|-----------------------|
| A. Applicant required minimum match for this project based on CDE's minimum listed percent (Line items A * M from grant application): | \$ <u>5,066,650</u>   |
| B. District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. (FY2010/11 AV x 20%):                              | \$ <u>1,197,335</u>   |
| C. New proposed bonded indebtedness if the grant is awarded:  | \$ <u>1,197,335</u>   |
| D. Current outstanding bonded indebtedness:   | \$ <u>          0</u> |
| E. Total bonded indebtedness if grant is awarded with a successful 2011 election (Line C+D):  | \$ <u>1,197,335</u>   |

Sanford School District 6-J

Project: Sanford PK-12 School Project

Date: March 1, 2011



Kevin C. Edgar  
Superintendent



Marty Peterson  
School Board President

# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** SANFORD 6J

**Sort Order #:** 154

**County:** CONEJOS

**Applicant Priority #:** 1

**Project Title:** Major PK-12 Renovations

- |  |                                     |   |   |
|--|-------------------------------------|---|---|
| <input checked="" type="checkbox"/> Addition | <input type="checkbox"/> Fire Alarm | <input type="checkbox"/> Roof                   | <input type="checkbox"/> Water Systems      |
| <input type="checkbox"/> Asbestos Abatement  | <input type="checkbox"/> Lighting   | <input type="checkbox"/> School Replacement     | <input type="checkbox"/> Window Replacement |
| <input type="checkbox"/> Boiler Replacement  | <input type="checkbox"/> ADA        | <input type="checkbox"/> Security               | <input type="checkbox"/> New School         |
| <input type="checkbox"/> Electrical Upgrade  | <input type="checkbox"/> HVAC       | <input type="checkbox"/> Facility Sitework      | <input type="checkbox"/> LandPurchase       |
| <input type="checkbox"/> Energy Savings      | <input type="checkbox"/> Renovation | <input type="checkbox"/> Project Other Explain: | Demolition of addition being replaced       |

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

Structural, mold & roof leaks are just a few of the deficiencies recognized at Sanford School. The current facility has maximized the life of its building systems & the school district maintains current financial resources without debt. Still, health & safety deficiencies continue to grow throughout the school. Other major health & safety problems include lack of fresh air in classroom spaces, unsecured entries, & unmonitored exterior doors. The crawl space in the older portions of the school has mold in multiple locations. The prevalence of mold is concerning to the health & safety of staff & students. Although it is only in certain locations, there is concern that it could continue to grow. Some modifications have been made to temporarily fix issues but further modification cannot be made without additional financial resources. There is a structural loading issue at the roof in the center of the school. Multiple roof leaks throughout the building cause damage & the district has responded with continuous "band aid" maintenance. Multiple doors are unlocked & unmonitored during the day & the preschool & the wood shop must be accessed from outside the school. This is a major security concern.

An additional safety concern is the current bus, parent drop off & pedestrian traffic. Multiple times per day students are crossing the paths of vehicles. Staff continually monitors the traffic & has to physically stop cars & students to prevent collisions. There are no fences at the property lines near the detached preschool building. Drivers cross through the grassy area adjacent to the preschool building. Buses pick up students next to the unfenced school playground. These conditions are dangerous for student & staff.

Fire safety is incomplete within the current building. Older portions of the building have wood framed floors & roof structures & have no fire walls separating areas within the building. Corridors are not fire rated & the building is not fire sprinklered. Outside the building there is only one fire hydrant which will not provide the necessary suppression in case of fire. Students & staff are at high risk in emergency situations.

The buildings are beyond their useful life in most mechanical systems with no fresh air system other than opening the windows.

Sanford School District's master plan is the combination of many meetings with community, staff, students, the School Board & the Administration. Stake holders within the community have voiced concerns, shared ideas & helped to determine the end product of the master plan. The master plan process reviewed many options to improve the existing campus. It was decided, to be fiscally responsible to the community, to salvage the 2002 addition & demolish all other portions of the building. The highest priority items to be correct include structural hazards, mold mitigation, fire safety deficiencies, roof leaks, school grounds monitoring, site safety issues & emergency egress.

The 2010 CDE School Assessment for Sanford identified educational inadequacies, life safety, security, & building system deficiencies which far exceed the \$1.2 million bond capacity of the District. Thus, the BEST Grant process is the only means for Sanford to achieve a facility that meets minimum health, life safety, & academic standards. The board of education supports an application for a BEST grant coupled with a bond election to build a better PK-12 school.

Our proposed new & renovated PK-12 school would meet LEED Gold requirements. Maintenance & utility costs are predicted to decrease greatly. Our concern for students' health & safety will continue to be a problem as long as we are in the current school & the district's assessed value limits funding of the needed corrective actions. We believe this proposal to be the most responsible expenditure of construction funds to support the educational goals & effective operation of the District.

**Issue:** Addition

### Deficiencies Associated with this Issue:

The existing school in Sanford School District dramatically fails to meet minimum standards necessary for a safe and secure

environment. The heart of this school was built in 1938 and has major health and safety problems including floor and roof structural issues, mold, and roof leaks. Additionally, the school has high CO2 levels, unsecured entries, and detached classroom facilities on campus with no passive or active security measures in place. The site has safety issues related to separation of play areas from vehicles and pedestrians from vehicles.

Widespread floor and roof structural concerns make reconfiguration of the existing spaces impossible without cost prohibitive structural reinforcement/replacement measures. Learning spaces have no outside ventilation during the late fall, winter, and early spring months with marginal thermal comfort controls and minimal acoustic separation all year. The three buildings (main school, preschool, and industrial arts) are non-compliant with ADA standards and current building codes. More detailed descriptions of these deficiencies are in the 2010 CDE Revised Draft School Assessment Report for Sanford Schools and in the Master Plan document submitted with this application.

The school board's decision is that all portions of the building except for the 2002 addition should be demolished and replaced with an appropriately sized facility for current enrollment. This decision is based on the results of a comprehensive master plan process.

Detailed descriptions of the deficiencies are listed below.

#### Overview:

The district has historically added "band-aid" solutions to the facility with capital reserve and grant monies (eight within the last 20 years) because of their extremely low (\$1.2 million) total bonding capacity. An aging facility with lots of deficiencies in the HVAC systems, in ADA compliance, and in air quality with visible cracks in exterior walls led the school leadership to determine it was time to investigate the cause of the problems further and completed a comprehensive master plan process. Staff, board, and community decided that the underlying problems were too significant to ignore and that action was required.

The facility assessment and master plan team identified major mold, structural, roof leaking, and indoor air quality issues in the school. These problems make the school hazardous to student health and safety. The educational suitability summary in CDE's 2010 School Assessment Report gave the most positive score possible to most of the criteria assessed. These scores are similar to those one would find in a new school, yet this school doesn't have 21st century flexibility or functionality to address the variety of learning styles and teaching methods emerging in today's educational landscape. The master plan team and the school district believe that the oversized school mistakenly improved the ranking in the Assessment report.

We agree with the 2010 CDE Revised Draft School Assessment Report when it states that the 1922 building, 1938 building, and 1946 Preschool building have outlived their respective useful lives. This presents a concern of how to keep the three additions built on the north and west sides of the 1922 and 1938 buildings since their structural, mechanical, electrical and plumbing systems are dependent on those buildings.

#### Health, Safety and Security Issues:

1. **Mold in the Heart of the School:** Students, staff, and community members are all subjected to the silent and invisible health threats with mold in three confirmed locations in the crawl space under the oldest portions of the school. A limited bioaerosol survey conducted by Pinyon Environmental Engineering Resources, Inc. showed that in one location there is 917% of the detected outdoor concentration of Penicillium/Aspergillus-type spores. The smell of the mold in these areas is obvious.
2. **Structural Hazards in the Core of the School:** The roof over the two story part of the center of the building does not meet current live load requirements. A structural engineer has verified that if there is snow accumulation greater than 13 inches, the snow must be shoveled off or the roof can fail. Since this roof is over six classrooms, various offices, and the library, the risk of student injury is high. Additionally, there are structural cracks in the masonry veneer at the northwest corner of the building where an exterior canopy is connected to the wall. The cracks indicate that the canopy is not supported by structural columns but bears on the veneer and will collapse under minor snow loads.
3. **Indoor Air Quality:** High recorded levels of CO2 due to a lack of fresh air indicate very poor indoor air quality and are a major health concern. There is poor ventilation which causes student discomfort and obvious disruption of the learning environment. The elementary and junior high classrooms tested during school hours in October, 2010, were above acceptable CO2 levels of 940 ppm established by ASHRAE 62.1 - 2007. The highest measured CO2 level was 2200 ppm in the 1922 building. The high school must shut down its system during the late fall, winter, and early spring to avoid freezing. For that reason, there is no fresh air delivered to the high school.
4. **Roof Leaks in the Center of the School:** The roof over the center of the building leaks. Spray-on foam roofing has been used to seal off leaks at junctions of dissimilar roofing materials and other problem areas. As a result of the many roof leaks, water damage



is visible on ceiling tiles and on wall finishes. Multiple buckets are placed on top of suspended ceiling tiles in the ceiling plenum to collect water at these roof leaks. Recently, Sanford School District was chosen to participate in a national assessment of schools by the National Assessment of Educational Progress to represent the State of Colorado. While testing was occurring in a classroom directly below one of these buckets, the bucket reached capacity causing a ceiling tile to collapse and water to spill into the classroom below. This obvious deficiency caused a delay in the testing and was embarrassing for the school district.

5. Access Control and School Grounds Monitoring: Major security concerns exist because of multiple, unsecured entries which are not able to be monitored or locked during school hours. Security concerns exist because of the meandering hallways that are impossible to supervise. No access control exists other than by manually locking and unlocking doors except at the main entry. Students are not under continuous supervision and are not within a fenced area on the site. There continue to be instances each year when students have propped open doors or prevented the locking mechanism from working and then come back into the school after school hours to use the gymnasium or walk through the building. The superintendent is called several times a year by the local police department due to observation of lights being turned on in the building at night. To date, nothing has happened beyond mild mischief. The concern is that one wrong person gets into the building undetected and a disaster occurs.

Security at the detached preschool building and industrial arts buildings cannot be monitored by the main office and these buildings aren't even visible from most of the school. Students walk to and from the industrial arts building during the school day. This is a security concern every day. The shops and preschool are adjacent to the bus refueling station, creating an obvious life safety issue.

6. Site Safety Issues: Bus and Parent Drop Off share the same drive lane and navigating through the bus and parent drop-off area is hazardous. The school district is fortunate that a tragedy has not occurred. Staff members on duty regularly have to stop cars and shout warnings to drivers and pedestrians to prevent accidents from happening. In an effort to minimize the impact of buses and parents occupying the same drive lane, the district has redirected buses for the afternoon pick up to a drive lane that goes through the play area with an unfenced playground. Children that do not go home directly after school run between the buses to access the playground equipment and are only deterred from doing so by staff members on duty. Kitchen delivery trucks drive through the same play area throughout the week. Although the school district has requested that the deliveries occur before the start school, it doesn't always happen.

There are no fences at the property lines near the detached preschool building. Drivers cross through the grassy area adjacent to the preschool building to get from the street west of the school to the one on the east. There are no fences on the northeast corner of the school to prevent access into or out of the student play areas.

7. Fire Safety: There are no fire walls separating areas within the building. Older portions of the building have wood framed floors and roof structures. A fire can quickly spread through the school facility, especially in these wood framed areas. Since the building is not fire sprinklered, the fire separation areas should be no bigger than 20,000 square feet per the 2006 IBC. There should be at least six fire walls compartmentalizing the existing building into distinct fire areas. The corridors are not fire rated, which puts students and staff at risk in emergency situations; there are not enough fire separation walls and the square footage of the building greatly exceeds the code allowable area; the combination of missing fire separation and significant lack of fire rated corridors makes a fire extremely dangerous for students and staff in this predominantly wood structure. In addition, there are no "Areas of Refuge", no fire sprinkler system, or emergency exit lighting in corridors.

Stairs at the easternmost gym building, the middle of the school, and the newest addition are not in fire rated vertical enclosures as required by the 2006 IBC. There is no landing at the bottom of the high school stair before the security doors. The doors are built inches from the lowest riser. The stairs at the east side of the second floor in the 1938 building are too steep by code; the risers are 8" high and the treads are 9" deep.

There is only one fire hydrant when six are required per the 2006 IFC.

The phone is the intercom system. All announcements come through a phone speaker which are too difficult for students and teachers to hear. The current phone system has limited capacity not allowing the district to put phones in all rooms.

The classroom doors are not recessed and doors project into the corridors when opened. This reduces the required exiting width of the hall and is a code violation. The two exit doors on the north end of the building exit to a landing with no ADA ramp. No areas of refuge are provided at the second floor and elevated portions of the school. These are all obstacles to safe emergency evacuation of the school.

8. HVAC Deficiencies: Health and safety issues abound due to the existing HVAC systems. In the 2002 addition, the high temp boilers are being run below manufacturer's recommended operating temperatures, which has damaged them and significantly reduced their expected life. The installed boilers are rated at 80% efficiency, however a radiant system is intended to run at a much lower temperature unlike the existing high temperature (180 degree) system that is now in use. Bringing a slab up to 180

degrees will make the room too hot as the rest of the room (furniture, walls) will take time to heat up from the transfer of heat. If the room temperature were to be raised gradually through the use of 120 degree water, it will not "feel" too hot therefore achieving a more satisfying comfort level. The intent of installing a high efficiency boiler was good, but unfortunately the wrong equipment for the application was provided. The radiant heating in the 2002, 1938, and 1922 additions is unregulatable and is turned off and on manually to attempt to provide some level of comfort.

The outside air in the 2002 addition is controlled by dedicated ERV's. The system was not installed per code as the exhaust and supply are less than 10 feet apart. The system lacks any kind of controllability, resulting in pipes freezing and breaking in the wintertime in previous years. The current solution is to not use them at all so there is no fresh air from October to April.

9. Health and Safety in the Kitchen: The Kitchen lacks dedicated hand sinks; the prep sinks are being used to prepare food as well as wash hands. There is exposed piping and equipment in the Kitchen that cannot be easily cleaned. The Ansel system is outdated and does not meet code standards. The crawlspace access in the kitchen is not adequately sealed, which allows sewer odors and insects to enter the building. The kitchen lacks a grease trap and a dedicated janitor's closet. The countertops may be asbestos laminate with cracks and seams and the cabinets are wood.

10. Science Education Chemical Use: There is no fume hood in the chemistry science room.

11. Roof Access: Students have accessed the roof from the railing at the elevated walkway west of the elementary school classrooms and from windows in the second floor of the 1938 portion of the building. Easy roof access tempts students to climb on the roof of the school which creates a major liability problem and threatens student safety.

12. ADA accessibility: There is no hand sink, no dedicated wheelchair accessible restroom, and no medication storage in the nurse's room. There are no ADA accessible sinks in the chemistry science room. There are no wheelchair accessible restrooms anywhere in the building. A number of door openings in the older buildings are less than 32" clear.

Overcrowding Issues:

Kindergarten classrooms are 500 and 450 square feet each. These are undersized and do not meet the needs of kindergarten education.

Choral music should have tall ceilings to improve acoustics. The existing room has low ceilings and no acoustic separation from the library and five classrooms above it on the second floor. Additionally, one speech therapy / physical therapy room is next to the choir room and is not isolated acoustically.

The preschool classroom used to be apartments for teachers. The layout is U-shaped with several nooks and crannies for students to hide. The classroom has 6 exterior doors presenting a security concern and a non-ADA accessible toilet. The preschool building cannot be directly monitored by the school administration. This is a security concern during lockdown procedures.

Two rooms on the west side of the Kindergarten rooms do not have natural daylighting due to having hallways on both sides of the rooms and no skylights. The Instrumental and Choir classrooms and the Dance Room do not have exterior windows or skylights. The Laptop lab and the second floor Computer lab in the 2002 addition have no exterior windows or skylights. The Library has small, undersized windows that cannot properly daylight the space. This results in the rooms listed above to be either underutilized or altogether unutilized unless the function within them is not offered anywhere else (such as Music and the Computer labs).

The dimensional ratio of the rooms (2:1), the inappropriate room adjacencies, and a rambling hallway circulation are obstacles to the implementation of a variety of teaching styles. The ratio affects acoustics in the classroom as well as visual access to the teaching wall. Rooms being separated by long distances makes sharing of teachers or team teaching not feasible due to the time it takes to reach the final destination.

The locker rooms constructed in the 1960's are in need of replacement at the showers, water closet, and hand washing facilities.

The performance space in the "gymnasium" lacks adequate stage lighting, sound distribution, and acoustical treatment if it is to support a performing arts curriculum. The stage area has no dressing rooms, set construction space and storage space.

The lighting levels are lower than the lighting levels established by electrical lighting codes. This is particularly noticeable in most classrooms and offices.

The cafeteria is oddly shaped and doesn't serve the current student population effectively. Also, there are no exterior windows or skylights in this space resulting in a dark and uninviting space.

## Technology issues:

The school district uses extension cords to provide additional outlets and a more convenient plug-in location for technology and equipment. This was written up as a violation by the fire authority. The cords have been removed, but the lack of outlets continues to be an issue. The electrical main distribution panel is at its maximum capacity allowed per electrical codes. Almost all classrooms are short of adequate technology due to insufficient available power, power distribution, and lack of computer hardware.

The overall age of the systems generally follows the age of the buildings, Some of the oldest parts have been remodeled but are still fairly old. The kitchen, for instance, has wiring and gear that is probably from the early 60's; many of the older parts of the school have equipment and wiring dating from the 60's and even the 50's.

There is very limited internet connection in the elementary school. There is no video distribution system. Teachers use TV's on carts and the classrooms are without projectors or smartboards. Significant modern technology improvements are needed to support the district's educational technology plan.

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

The proposed solution at Sanford School District is to keep the 2002 addition which houses the main gym, locker rooms, weight room and high school classrooms. The solution will modify to the existing high school classrooms and circulation layout. Demolition is proposed of all structures prior to the 2002 addition which will be replaced with a new addition for the elementary and junior high school classrooms, administration, cafeteria, library, auxiliary gym and industrial arts shop spaces. (Refer to attached plans and specifications.) Demolishing the 1922 and 1938 additions will remove mold conditions and structural deficiencies currently present at the school. The renovation and new classroom addition will remove all meandering hallways as well as all oversized and/or undersized classrooms in the existing building. The spaces will be replaced with appropriately sized flexible spaces with adequate data and power to utilize technology in all classrooms. The school district believes this solution most effectively addresses health, safety, security and overcrowding issues.

The preschool and industrial art shop will be integrated with the main building enabling direct monitoring by administrative staff; allowing students to access all classroom spaces without leaving the school.

The new and renovated building will significantly reduce long term operational and maintenance costs as well as annual energy costs. All renovated and new spaces in the building will meet current codes and pursue LEED Gold Certification. This will come about by designing and constructing the new and renovated school for compliance with the CDE Guidelines for the High Performance Certification Program.

This solution reduces building area from 118,587 existing square feet to 82,891 new square feet. Per CDE's statewide facility assessment, the replacement value for Sanford PK-12 school is \$29,867,618. The proposed new and renovated PK-12 is estimated to cost \$22,028,917, which is 74% less. The board and district determined this solution was the most fiscally responsible solution. Refer to the detailed cost estimate attached for further information.

Detailed descriptions of the solution and benefits of the Sanford PK-12 school project are listed below.

## Health, Safety and Security Issues:

1. **Mold in the Core of the School:** The solution will demolish the current portion of the building with mold. In the renovated and new building, systems will be in place to prevent future mold growth.
2. **Structural Hazards in the Core of the School:** Existing structural concerns will be addressed by demolishing those portions of the existing building. All new construction and renovation will meet all structural and seismic codes. Excessive snow will no longer compromise the structural integrity and student safety in the school.
3. **Indoor Air Quality:** Indoor air quality will be dramatically improved by modifying the current HVAC systems in the 2002 addition; as well as new systems for the replacement structure. Outdoor air ventilation will be supplied to regularly occupied spaces. This proper ventilation will eliminate all current concerns with CO2 levels.
4. **Roof Leaks in the Center of the School:** Existing roof leaks will be eliminated by demolishing the current areas of concern. All renovated and new portions of the building will provide a seamless non-foam roof system eliminating these issues for decades.
5. **Access Control and School Grounds Monitoring:** This solution will have preschool, wood shop and all classrooms contained in one school building. This will eliminate the need of students that must exit the school for classes. Incorporating the preschool and wood shop within the building also addresses the concern of students walking next to the gasoline storage. Main entrances will be easily monitored by administrative staff throughout the day. All other entrances will have electronic locking devices that can be

monitored from one location.

The new and renovated building will have four main corridors to remove the meandering halls and “hiding” spots and provide safe oversight of students. The junior/senior high 2nd floor classrooms are reconfigured to provide easy oversight of the entire space. All corridors can easily be monitored by current staff.

6. Site Safety Issues: Vehicular and Pedestrian Traffic safety issues will be addressed by separating bus, pedestrian and parent drop off areas. The redesigned site will also allow all parking to be onsite, eliminating staff, students and visitors crossing a public road or parent/bus drop off for access to the building. Kitchen deliveries will be separated from playground/play areas.

The re-designed playground will be a rectangular shape, allowing easy visibility by staff. Playground safety will be addressed with a separated PK play area, as required for state licensing, and by providing a continuous perimeter fence around the exterior play area at the school.

7. Fire Safety: The new and renovated building will be a non-combustible Type II-B building with fire sprinklers and all code required fire separations within the building.

All emergency egress routes will have emergency exit lighting per code and will have wheelchair accessible paths to a safe area of refuge or the public way.

The Event Notification System and public address system will provide code compliant notification throughout the building.

8. HVAC Deficiencies: Adequate outdoor air ventilation will be supplied to all occupied spaces. Exhaust vents will be separated from all air intake locations on mechanical equipment as required by code. Indoor Air Quality will be tremendously improved for all building occupants compared to existing conditions.

Plumbing issues, including the aging sanitary sewer and domestic water systems, will be addressed with entirely new plumbing piping and fixtures.

The existing boiler room in the basement will be demolished and relocated to one central location, eliminating the current deficiencies. A new boiler system will have appropriate access, functionality, and controls.

Systems will be relocated to the interior of the building and properly insulated and contained to eliminate current issues with freezing. Improved insulation will be added to the existing attic of the 2002 addition.

9. Health and Safety in the Kitchen: A new kitchen will eliminate the current health code deficiencies. The re-designed kitchen will meet all health code requirements.

10. Science Education Chemical Use: Two new science labs with a shared prep room will accommodate junior high and high school students. The prep room will include a fume hood, emergency eyewash and shower, and necessary locking chemical storage. Science rooms will have eyewash devices, appropriate acid resistant counters, casework, and ADA accessible hand sinks.

11. Roof Access: Easy roof access for students will be eliminated by only providing roof access in janitor’s closets, behind locked doors.

12. ADA accessibility: A clinic will be provided for PK-12 students and have necessary locking storage and refrigerator for medication. The new and renovated facility will meet all ADA requirements of new buildings providing convenient, accessible learning spaces for all students and staff.

13. Technology issues: Specialized rooms such as industrial arts, cafetorium and vocational/agricultural room will have necessary circuiting, power requirements and overhead electrical eliminating the need for power cords. Adequate technology, lighting, and power will be provided for the needs of a 21st century learning environment with capacity for growth.

14. Daylighting in classrooms will be optimized by orienting new classrooms to a north or south exposure and providing skylights, creating an even, constant natural light source. The use of daylighting will decrease the amount of energy used for lighting and increase student learning retention.

17. Acoustic control will be provided by limiting sound transmission between sensitive spaces. The ceiling tile will be improved to a .70 Noise Reduction Coefficient as dictated by LEED for schools. The new construction and renovation will control noise from the corridor and mechanical equipment. Spaces with higher transmissions of sound will be placed in isolated locations, including music and industrial arts.

18. Special Programs will be centrally located providing easy accessibility and communication between staff members. A special needs classroom, for K-12, is centrally located eliminating the current feeling of exclusion from the school. Intervention rooms are dispersed throughout the building providing easy break out spaces for students and staff.

19. LEED: The educational environment will provide new energy optimizing and water efficient HVAC equipment and plumbing fixtures. This will coincide with LEED Gold Certification standards. Colors will be fresh and new, inspiring students and staff. Classrooms will have a variety of carpet and hard surface, allowing comfort and acoustic absorption and hard surface for wet area activities. This new, exciting, stimulating learning environment will be a reflection of the values of the students, staff and community.

#### **How Urgent is this Project:**

Sanford School District has a myriad of health, life safety, and security deficiencies in the school that need to be corrected immediately. The urgency is based on mold, major structural, roofing issues, and site safety hazards that were exposed in CDE's 2010 School Assessment Report and the Master Plan process. The cost to renovate the existing school facilities far exceeds the school district's maximum bonding capacity of \$1.2 million. Acquiring BEST grant funding is imperative for Sanford School District so that it may deal with current health, life safety, and security needs as determined by CDE.

The mold has been confirmed by a limited Bioaerosol Survey performed by Pinyon Environmental Engineering Resources, Inc. completed in early March 2011. It has been confirmed in multiple locations in the crawl space below classrooms and can negatively affect the health of students and staff. Snow accumulation of 13 inches creates conditions that threaten the structural safety of the school. There are numerous roof leaks continuing to damage the ceilings and walls. Significant safety issues need to be corrected at the vehicular and pedestrian circulation at the main entrance to the building. Every day, children are at risk of injury. The school is constantly at risk of unwanted persons entering the building through unsecured entrances which is a major safety concern. Several times every year, the superintendent is called at home by police who have observed lights being turned off and on in the building after hours. This urgent need to address life safety code violations includes inadequate lighting at emergency exit corridors and incomplete fire compartmentalization in the wood-framed portion of the building that houses all of the elementary and junior high classrooms, the cafeteria, and the library. The industrial arts shop classrooms are located in a separate building requiring students to leave and reenter the buildings throughout any given school day through unlocked doors and past the bus fueling tank. The existing electrical main distribution panel is at the maximum capacity allowed by current electrical codes. Consequently, the district lacks the ability to significantly upgrade technology hardware in classrooms.

CDE's Revised Draft School Assessment Report identified the need to repair \$9,747,158 worth of facilities deficiencies. It went on to identify \$1,775,737 in costs to correct educational suitability deficiencies for a total of \$11,522,895. The Master Plan team identified, at least, \$16 million in facility repair costs alone. The school district's maximum bonding capacity is unable to correct even the most dire safety hazards within this list of repairs and the school district does not believe it to be fiscally responsible to pass a bond to only fix the superficial symptoms of the major issues in a facility. It would only continue putting a "band aid" on certain parts of the school and delay the ultimate resolution of the issues. Sanford School District has the fifth lowest assessed value of any school district in the State. It has an urgent need to improve its educational facilities to create a healthy, safe, and secure school for its students. Without funding from BEST, the district will expend all available capital construction funds and will only succeed at putting "band aids" on the worst of its deficiencies leaving the majority of deficiencies uncorrected. BEST funding is the only possible means for Sanford School to continue to provide a high quality education for its students in a safe, healthy, and secure environment.

**What is the Cost Associated with this Issue:**        \$22,028,917

#### **How Does this Project Conform with the Construction Guidelines:**

The proposed demolition, addition, and remodel to the PK-12 building shall conform to CCAB Public Schools Construction Guidelines.

Specific corrections to existing deficiencies include:

- 3.1. Sound building structural systems. Each building should be constructed and maintained with a sound structural foundation, floor, wall and roof systems. Local snow, wind exposure, seismic, along with pertaining importance factors shall be considered.
- 3.2. A weather-tight roof that drains water positively off the roof and discharges the water off and away from the building. All roofs shall be installed by a qualified contractor approved by the roofing manufacturer to install the specified roof system and shall receive the specified warranty upon completion of the roof);
- 3.3. A continuous and unobstructed path of egress from any point in the school that provides an accessible route to an area of refuge, a horizontal exit, or public way. Doors shall open in the direction of the path of egress, have panic hardware when required, and be constructed with fire rated corridors and area separation walls as determined by a Facility Code Analysis.
- 3.9. Secured facilities including a main entrance and signage directing visitors to the main entrance door...All other exterior entrances shall be locked and have controlled access. Interior classroom doors shall have locking hardware for lock downs and may have door sidelights or door vision glass that allow line of sight into the corridors during emergencies.

3.11. A safe and efficient mechanical system that provides proper ventilation, and maintains the building temperature and relative humidity in accordance with the most current version of ASHRAE 55. The mechanical system shall be designed, maintained and installed utilizing current State and Federal building codes.

3.12. Healthy building indoor air quality (IAQ) through the use of the mechanical HVAC systems or operable windows and by reducing outside air and water infiltration with a tight building envelope.

3.14. Food preparation and associated facilities equipped and maintained to provide sanitary facilities for the preparation, distribution, and storage of food as required by Colorado Retail Food Establishment Rules and Regulations 6 CCR 1010-2.

3.18. A site that safely separates pedestrian and vehicular traffic;

3.18.6. Building service loading areas and docks should be independent from other traffic and pedestrian crosswalks. If possible, loading areas shall be located away from school pedestrian entries;

5.1.15. Replacement of old inefficient lighting with new energy efficient fixtures and lamps. Incorporate daylighting, and utilize professionally designed task oriented lighting concepts. Use occupancy sensors and natural light sensors to keep lights off when not needed, including emergency lighting when the building is unoccupied;

5.1.17. Replacement of old inefficient mechanical systems with new energy efficient systems. Provide controls that monitor the efficiency of the mechanical system and control temperature range of facilities during low/non-use periods and after operating hours.

5.2. Analysis of existing school facilities or desired new school facility size against the required school facility size taking into account maintenance and operational costs of the existing or desired new larger facility compared against the costs savings associated with a reduced facility size. Achieve reduced school facility size by minimizing single use spaces, building circulation, and consolidating remote facilities, coupled with maximization of consolidated shared flexible facilities that are well scheduled, and utilize extended hours of operation.

The proposed PK-12 will be designed for compliance with the High Performance Certification Program and to achieve LEED-Gold. The design will focus on Optimizing Energy Performance, Water Efficiency and Indoor Environmental Quality credits which provide the greatest long-term benefits for the school, while minimizing the up front cost impact to CDE and the district.

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

Sanford School District is committed in providing exceptional education that maintains a safe and healthy learning environment. The students, Board, staff and community realize that facilities play a major role in providing that environment. The District is and has always been committed to budget adequate funds to keep their facilities well maintained. Proof of this is the fact that a major portion of the school was built in the 1920 and 30's and is still in operation and functioning today.

Sanford School District will provide the funds necessary for maintenance and upkeep of the projects proposed within this BEST application and the existing facilities the District is choosing to keep. For the past three years an average of \$150,000 has been allocated annually for Capital Reserve. Of this amount approximately \$60,000 is set aside for building and site maintenance. An additional \$40,000 is placed annually in the general fund specifically for maintenance and repairs to the facilities. We feel that this \$100,000 provides ample funds to maintain the new facility. We are committed to continuing this allocation and budget so that all existing as well as future facilities will be well maintained. Any savings to utilities and maintenance costs to the new building may also provide additional reinvested in future maintenance.

With new facilities, Sanford Schools would also follow an annual maintenance plan that would ensure a long and useful life of the buildings. In twenty years when the bond commitment is repaid, Sanford Schools could be left with approximately \$1.2 million in the capital reserve allocated specifically to the building.

#### **FY 11 Maintenance Expenditures Budget**

Maintenance and repairs \$ 40,000

Salaries \$105,000

Benefits \$ 26,000

Supplies \$ 36,000

Site/Building Reserve \$ 60,000

Currently the Sanford School District has no debt or bond obligations.



**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time. Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

The original school was built in 1922 after which additions to the original building were completed in 1938, 1960's, 1971, 1991, 1996, 2002, and 2004. Renovations to the older facilities have taken place at various times throughout the history of the school. All of these additions make up the K-12 building. Each addition was built with building designs, construction techniques, and materials commonly used for each era.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

\$ 60,000

**CDE Comments:**

DISTRICT PROVIDED A MOLD STUDY AS BACK-UP TO MOLD ISSUES NOTED IN THE GRANT.

|  |                |                                     |             |
|--|----------------|-------------------------------------|-------------|
| <b>Funded FTE Count:</b>                                       | 298.00         | <b>Bonded Debt Approved:</b>        |             |
| <b>Assessed Valuation:</b>                                     | 5986673        | <b>Year Bond Election Passed:</b>   |             |
| <b>PPAV:</b>   | \$20,123.00    | <b>Bonded Debt Failed:</b>          |             |
| <b>Bonded Debt:</b>  | \$0.00         | <b>Year Bond Election Failed:</b>   |             |
| <b>Total Bonding Capacity:</b>                                 | \$1,197,335.00 | <b>2010 Bond Election Results:</b>  | NA          |
| <b>% of Bonding Capacity Used:</b>                             | 0.00%          | <b>Median Household Income:</b>     | \$11,368.00 |
| <b>Bond Capacity Remaining:</b>                                | \$1,197,335.00 | <b>Free or Reduced Lunch %:</b>     | 67.30%      |
| <b>Existing Bond Mill Levy:</b>                                | 0              | <b>State Financial Watch:</b>       | No          |
| <b>Who Owns the Facility:</b>                                  | District       | <b>Charter School Fund Balance:</b> | NA          |
| <b>If it's a 3rd Party Explain:</b>                            |                | <b>Charter Authorizer Letter:</b>   | No          |
|  |                | <b>Charter 3 Month Notice:</b>      | No          |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No             | <b>Charter Chartered for 5 Yrs:</b> | No          |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                | <b>Year Built:</b>                  | 1925        |

NA

|                                    |                 |                                    |                       |
|------------------------------------|-----------------|------------------------------------|-----------------------|
| <b>Current Grant Request:</b>      | \$20,927,472.00 | <b>Affected Sq Ft:</b>             | 88,357.00             |
| <b>Current Applicant Match:</b>    | \$1,101,445.00  | <b>Master Plan Completed:</b>      | Yes                   |
| <b>Current Total Project Cost:</b> | \$22,028,917.00 | <b>CDE Minimum Match %:</b>        | 23                    |
| <b>Previous Grant Awards:</b>      | 0               | <b>Actual Match % Provided:</b>    | 5                     |
| <b>Previous Matches:</b>           | 0               | <b>Was a Waiver Required:</b>      | Yes                   |
| <b>Future Grant Requests:</b>      | 0               | <b>Stautory Waiver:</b>            | Yes                   |
| <b>Future Matches:</b>             | 0               | <b>FCI:</b>                        | 72.56%                |
| <b>Total for all Phases:</b>       | \$20,979,921.00 | <b>CFI:</b>                        | 76.90%                |
| <b>Cost Per Pupil:</b>             | \$60,636.00     | <b>Inflation:</b>                  | 2                     |
| <b>Cost Per Sq Ft:</b>             | \$237.00        | <b>Historical Significance:</b>    | Yes-Granted Exemption |
| <b>Red Flags for Discussion:</b>   | None            | <b>Does this Qualify For HPCP:</b> | Required              |
| <b>Red Flags Explain:</b>          |                 |                                    |                       |

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## IDALIA RJ-3 - Idalia K-12 - Major PK-12 Renovations/Replacement

### School Name: Idalia K-12

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 2            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 60,853       |
| Replacement Value:           | \$16,883,701 |
| Condition Budget:            | \$9,429,697  |
| Total FCI:                   | 55.85%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$2,168,900  |
| Total RSLI:                  | 21%          |
| Total CFI:                   | 68.7%        |
| Condition Score: (60%)       | 2.89         |
| Energy Score: (0%)           | 2.45         |
| Suitability Score: (40%)     | 3.96         |
| School Score:                | 3.32         |



# Statutory Waiver for BEST Grant District Match

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

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

A. Applicant required minimum match for this project based on CDE's minimum listed percent (Line items A \* M from grant application): \$ 7,015,260

B. District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. (FY2010/11 AV x 20%): \$ 3,870,029

C. New proposed bonded indebtedness if the grant is awarded: \$ 3,870,029

D. Current outstanding bonded indebtedness: \$ 0.00

E. Total bonded indebtedness if grant is awarded with a successful 2011 election (Line C+D): \$ 3,870,029

School District: Idalia School District RJ-3  
Project: PK-12 Replacement/Repurposing  
Date: March 3, 2011

Signed by Superintendent: *James M. Poole 3-3-2011*  
Printed Name: James Poole

Signed by School Board Officer: *Wayne Weyerman 3-3-2011*  
Printed Name: Wayne Weyerman  
Title: School Board President

# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** IDALIA RJ-3

**Sort Order #:** 151

**County:** YUMA

**Applicant Priority #:** 1

**Project Title:** Major PK-12 Renovations/Replacement

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

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

The Idalia community is composed of an energetic and tight-knit group of people that have been managing agricultural/ranching operations in eastern Colorado for multiple generations. The school is the center of the community. The District owns approximately one-third of the property in the town of Idalia, and the School buildings and grounds are used by the larger community year-round. There is a great sense of community pride and ownership derived from the financial and "sweat" contributions that have supported the School through its history.

If you were to visit Idalia School, you would see an outdated but clean and well-maintained facility. You would also see a new Gymnasium that was built in 1995 with 100% local financial contributions and labor. What you may not notice on first sight is the condition of the classroom building, where most of the building systems are now well beyond their life expectancy. The updated State Assessment identified a Facility Condition Index (FCI) of 81% for the classroom buildings.

The School is not a safe building for students. Numerous electrical and mechanical code compliance issues were observed by the assessing team throughout the facility. The State Fire Marshall recently visited the school and the life-safety deficiencies report notes egress requirements as highly deficient. The corridors are not fire rated and the High School hallway has glass and louvers above lockers separating the classrooms from the corridor. A fire suppression system is absent and the fire alarm is malfunctioning and obsolete.

In addition to the building condition, the school facility has grown over the years into a conglomeration of buildings, each addressing a need at a particular time. Due to this organic growth, the school lost cohesiveness and multiple adequacy problems are apparent. A Library/Music room addition was constructed and is seldom used due to function compatibility and location. Recommended rooms exist, but many are not located in the right places for a 21st century facility. The State Assessment identified a CFI of 69.5%.

The District has acknowledged the need to address its growing facility deficiencies for several years. In fact, in 2010 Idalia received health and safety Capital Construction grants in excess of \$2,000,000 from the State of Colorado for a new roof, mechanical and electrical systems. The District chose not to use the grant funds, because these were small fixes for a large problem. The community was in agreement that a long-range, comprehensive building and site plan was needed to address the full range of deficiencies.

The Idalia community has been waiting for this opportunity for a long time. The community has shown that they are prepared to maximize their debt in order to have a chance to provide an excellent 21st century facility for their students today, and for generations to come.

### Issue: School Replacement

#### Deficiencies Associated with this Issue:

Idalia School is comprised of multiple buildings and additions that were constructed over the past 50 years. The proposed PK-12 School Replacement/Re-purposing project primarily addresses the classroom buildings which have an FCI of 81%, as identified in the State Assessment.

Compared with the Public School Facility Construction Guidelines, the building and adequacy deficiencies are as follows:

3.1 The 1948 building presents multiple cracks on exterior walls. The stucco is falling as a result of this damage posing a safety issue.

3.2 The roofing system is not weather-tight. The sprayed-foam system that was installed on the classroom buildings is failing. Multiple leaks are reported, and fixing them is almost impossible without complete removal of the foam.

- 3.3 The corridors are not fire rated. The installation of louvers to promote ventilation and the existence of non-conforming glass separating classrooms from corridors compromises the safety of students in the event of a fire. A fire suppression system is not installed.
- 3.4 In August of 2010, a water test showed lead content exceeded the EPA's recommendations (0.015) in a couple of rooms (0.024 and 0.017).
- 3.5 The building fire alarm is faulty and obsolete. The fire notification system fails to meet current standards as stated by the State Fire Marshall. (See report attached to Master Plan)
- 3.6 The school reports that all asbestos has been removed from the school. During the assessing team's walk-through, non-friable asbestos containing materials were observed. More hidden asbestos is likely present in the older buildings proposed to be demolished.
- 3.7 The facility does not have a security system. No closed circuit video or keycard building access is present.
- 3.8 An Event Alerting Notification system is in place but it does not reach the science classroom and green house outside of the main building.
- 3.9 The building is not secured. Exterior doors are opened by staff in order to ventilate the building. The science classroom is not attached to the main building, and poses a security risk, since students come and go during school hours.
- 3.10 The electrical service and distribution was installed in 1948 with inadequate expansion since the original installation. It is outdated and unreliable. The emergency lighting for orderly egress in an emergency does not work as noted by the State Fire Marshall on his report.
- 3.11 The mechanical systems do not meet current code, and are outdated and unreliable. Proper ventilation is not provided; this creates a health concern that is magnified during the winter months.
- 3.12 Interior air quality is very poor. Aside from a few window air conditioning units, most of the school has no air conditioning, and no mechanical means of bringing fresh air into the building. Exterior doors are often opened for cooling and ventilation. About a year ago the school had to close for a period of 5 days in order to get rid of a virus.
- 3.15 Safe approved storage of chemicals is not provided. This deficiency was also cited by the State Fire Marshall.
- 3.16 The school does not have a separate area for sick students with a dedicated bathroom as described in the guidelines.
- 3.17 The facility has some ADA accessibility issues. It has some steep ramps and only one set of handicapped accessible toilets in the newer building.
- 3.18 There are numerous site concerns that present unsafe conditions for students and community members. Traffic is not separated as described in the guidelines. The playground is very close to the parking lot, which presents a safety issue the school would like to address as soon as possible.
- 4.13.3 The Computer Lab is seldom used due to its layout. It is not very functional and is not close to the classrooms.
- 4.13.5 The school relies on distance learning for classes like Spanish, where a local instructor is not available, and where budget prevents the school from hiring staff. The Distance Learning Lab is heavily used by the school, but is not adequate. It is small for the enrollment served and does not provide the acoustical properties needed for the function.
- 4.13.6 The Science Lab is outside of the main building, which presents a security concern for students walking between buildings. The Science Lab also lacks adequate instrumentation. The Science/Greenhouse building was a community project built with local contributions.
- 4.13.8-9 The Music room is next to the Library/ Media Center. It is not acoustically isolated and presents a great problem for the adequate use of the library.
- 4.13.10 Performing arts support areas do not exist.
- 4.13.12 The Library/ Media Center is underutilized due to its location. It is in a remote location behind the administration spaces.

4.13.13 A cooler for the kitchen sits outside the recently-built cafeteria.

4.13.14 The current cafeteria space lacks natural light and has low ceilings. It is adequately sized for the student population during the school lunch period, but is not large enough for school-wide assemblies, parent information meetings, performances, and other community-wide events. The second gym auditorium is seldom used as a performing space. The stage is small and all of the equipment is antiquated.

4.13.15 The recently built gymnasium (1995) is not a flexible space and is too small to provide two regulation basketball courts and too large for one court. The mechanical units are inside the space and do not provide adequate outside air.

4.13.19 The administrative spaces are not adequate for the student population served. The spaces are small and a nursing area for sick students is not provided. The school does not have a conference room and even though it is located near the main entry, it is not positioned for good monitoring of visitors during school hours.

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

Idalia School District has explored multiple paths to correct the deficiencies above listed. Two Master Plan studies, in 2007 and 2008, considered replacement of building systems one-by-one. Being a self-reliant community, the District has managed to extend the life of its current facility to this day, but understands that a major investment will be needed soon in order to correct facility age and maintenance problems for future generations.

In 2010 the District hired the Adolphson and Peterson / Wold Team to develop a supplement to their Master Plan considering the option of a major project to replace their school. In the prior Master Plan studies, this option was not considered due to the District's limited bonding capacity, which could not provide the funding needed for such a solution.

The team met with a community, staff and administration Design Committee multiple times to discuss the future plan. The proposed PK-12 School Replacement/Re-purposing project is the result of these meetings. The Committee was unanimously in favor of maintaining the 1995 Gymnasium building. The assessment of this building does not justify replacement, and in addition, it was built with 100% support from the community. Only a minor investment will be required to repair its deficiencies.

The solution also considers a new, more compact classroom building to replace the 1948 and 1966 classroom buildings (FCI = 81%), and repurposing the west end of the Gymnasium and cafeteria building in order to create a cohesive layout that will function efficiently for the school and that will provide a quality, 21st century school facility for Idalia students.

The proposed solution also considers cutting more than 3,000 square feet from the current facility in order to consolidate into a more appropriate building size for its current and projected enrollment.

#### **How Urgent is this Project:**

Due to the number of deficiencies and the nature of the failing systems, Adolphson and Peterson estimates the cost of building system replacements, without fixing their adequacy problems, will exceed Idalia's debt capacity, by almost twice the amount.

The FCI of 81% in the classroom buildings means these buildings, two thirds of the current space, are now beyond any possible repair and in need of complete replacement.

The Idalia community is concerned about the very prevalent problems that originate with the failing systems, such as the health and life-safety systems, and supports correcting the deficiencies as soon as financially feasible. Fixing them partially means a major investment as explained above, and fixing them in their entirety means replacing the older buildings.

**What is the Cost Associated with this Issue:**      \$14,316,857

#### **How Does this Project Conform with the Construction Guidelines:**

The proposed school building will not only comply with the Public School Facility Construction Guidelines, but will also follow best practices for school design and construction in order to provide the Idalia community with an easy to maintain, safe, 21st Century School.

3.1 The proposed solution will remove the 1948 classroom building. It will provide a new and structurally sound classroom building.

3.2 All of the sprayed-foam on roofs will be removed. The new building will provide a weather-tight roofing system. Building envelope longevity will be a top priority.

3.3 The proposed building will be designed to current code and will comply with allowable areas and egress requirements. A fire suppression sprinkler system is also being considered.



- 3.5 A new Fire Alarm will be installed throughout the building per code.
- 3.6 An allowance for asbestos abatement has been included under the project costs.
- 3.7 A state-of-the-art security system, including cameras and key card access is being proposed.
- 3.8 A new Alert Notification System will be installed. The science room currently outside of the main building will be relocated to the proposed building.
- 3.9 With the science classroom in the main building, the school will be able to lock all of the exterior doors during school hours. Visitors will only enter through the main entrance vestibule, which will be directly connected with the main office.
- 3.10 A new and upgraded electrical system will be included. New emergency lights meeting current code will also be part of the project.
- 3.11 The very old boilers and split units will be replaced with a proposed geothermal system for heating and cooling. Required outside air will be provided.
- 3.12 Ventilation will be as required by code for schools. The current reliance on opening doors for ventilation will be eliminated.
- 3.15 Safe and secure chemical and hazardous materials storage will be provided.
- 3.16 The new building will include a sick student area with a dedicated bathroom, one cot and lockable medicine cabinets as recommended.
- 3.17 A fully ADA accessible facility is proposed and is a priority for the Idalia community.
- 3.18 The proposed site plan separates bus traffic from other traffic and considers moving the current parking area to the south, further away from the playground. A safe site layout is a priority for Idalia.
- 4.13.3 A centrally located, shared Computer Lab is proposed. An appropriate layout that will accommodate the largest expected class size is being considered.
- 4.13.5 An adequate Distance Learning Lab space will be close to the media center/library. Adequate equipment and acoustical properties will be a priority when further developing the space.
- 4.13.6 The science lab will now be a part of the main instructional building. A central location where all age groups can use it is being considered.
- 4.13.8-9 The proposed music room will be a combined stage/music room. It will be located away from classrooms and very far away from the library.
- 4.13.10 The cafetorium will allow for the opportunity to have a space for set-building.
- 4.13.12 The Library/Media Center will be at the heart of the new facility with higher ceilings and clerestory natural light.
- 4.13.13 A re-purposed kitchen and cafeteria (cafetorium) will be built. The appropriate cooler and freezer space will be a part of the new facility.
- 4.13.14 The re-purposed cafetorium will now be the large assembly space for school and community events. The old gymnasium will be demolished and appropriate lighting and sound equipment will be installed in the multi-purpose cafetorium.
- 4.13.15 The newer gymnasium building will be retrofitted to add flexibility. It may also serve as an additional athletic space for elementary students. Two basketball practice courts will be striped north-south and a curtain will be installed in the middle of the space. A new mechanical system will be also installed in this re-purposed space.
- 4.13.19 The proposed administration space was closely studied and will include all necessary spaces to function properly. It will include an area for sick students and a small conference room a work area. It will also be the visitor checkpoint during school hours. A secure vestibule connected directly with the office is proposed.

**How Does the Applicant Plan to Maintain this Project if it is Awarded:**

**Maintenance Plan:**

Idalia School District is very proud of the maintenance they are able to provide to their current facilities. However, maintenance is a growing concern due to the ever-increasing need for repairs. This year's budget for maintenance and repairs is \$120,000.

A new facility will decrease the cost of repairs in the short term, and the district is hopeful it will be able to contribute more to a capital renewal account during these first years of life of the new facility. This will be discussed again upon a successful grant and bond election.

The district plans to maintain two full time custodians and a maintenance repair person when the new building is completed.

**Capital Renewal Plan:**

The district understands that a fully-funded capital renewal account (2% of facility value) would be a commitment of capital that is not feasible for a school district in Colorado. In this project, that figure would be \$233,000 per year.

As a self-reliant community, Idalia understands the importance of maintaining a fund for capital replacement. This issue was discussed publicly by the School Board, and it was decided that a commitment of \$60,000 per year would be appropriate at this time. This annual contribution will start immediately, so by the time the new building is completed the fund will have an initial balance of \$180,000.

If the possibility for more funds becomes available in the future, the school district will consider contributing more toward the fund.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time. Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

The original building was built in 1948. Over the years, the Idalia school facility has evolved into a building collection of 6 different buildings, each one of them addressing a pressing issue at the time of their construction.

The two older buildings house the Elementary, Middle and High School classrooms and are buildings with multiple system deficiencies. The updated State Assessment identifies an FCI of 81% for these two buildings. The poor condition of these two buildings is primarily due to age.

In addition, the educational inadequacies identified by the State Assessment and later verified are due to the organic growth of the facility and site restrictions at the time the different additions were built.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

\$60,000

**CDE Comments:**

|  |                |                                     |             |
|--|----------------|-------------------------------------|-------------|
| <b>Funded FTE Count:</b>                                       | 128.00         | <b>Bonded Debt Approved:</b>        |             |
| <b>Assessed Valuation:</b>                                     | 19350146       | <b>Year Bond Election Passed:</b>   |             |
| <b>PPAV:</b>   | \$151,766.00   | <b>Bonded Debt Failed:</b>          |             |
| <b>Bonded Debt:</b>  | \$0.00         | <b>Year Bond Election Failed:</b>   |             |
| <b>Total Bonding Capacity:</b>                                 | \$3,870,029.00 | <b>2010 Bond Election Results:</b>  | NA          |
| <b>% of Bonding Capacity Used:</b>                             | 0.00%          | <b>Median Household Income:</b>     | \$16,822.00 |
| <b>Bond Capacity Remaining:</b>                                | \$3,870,029.00 | <b>Free or Reduced Lunch %:</b>     | 55.64%      |
| <b>Existing Bond Mill Levy:</b>                                | 0              | <b>State Financial Watch:</b>       | No          |
| <b>Who Owns the Facility:</b>                                  | District       | <b>Charter School Fund Balance:</b> | NA          |
| <b>If it's a 3rd Party Explain:</b>                            |                | <b>Charter Authorizer Letter:</b>   | No          |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No             | <b>Charter 3 Month Notice:</b>      | No          |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                | <b>Charter Chartered for 5 Yrs:</b> | No          |
|  |                | <b>Year Built:</b>                  | 1948        |

NA

**Current Grant Request:** \$11,124,198.00  
**Current Applicant Match:** \$3,908,502.00  
**Current Total Project Cost:** \$15,032,700.00  
**Previous Grant Awards:** 0  
**Previous Matches:** 0  
**Future Grant Requests:** 0  
**Future Matches:** 0  
**Total for all Phases:** \$14,316,857.00  
**Cost Per Pupil:** \$88,375.00  
**Cost Per Sq Ft:** \$265.00  
**Red Flags for Discussion:** None  
**Red Flags Explain:**

**Affected Sq Ft:** 54,000.00  
**Master Plan Completed:** Yes  
**CDE Minimum Match %:** 49  
**Actual Match % Provided:** 26  
**Was a Waiver Required:** Yes  
**Statutory Waiver:** Yes  
**FCI:** 55.85%  
**CFI:** 68.70%  
**Inflation:** 4  
**Historical Significance:** Yes-Granted Exemption  
**Does this Qualify For HPCP:** Required

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## MONTEZUMA-CORTEZ RE-1 - Kemper ES - New HS, (2) New ES, Renovate MS & ES

School Name: Kemper

|                              |             |
|------------------------------|-------------|
| Number of Buildings:         | 1           |
| All or Portion built by WPA: | No          |
| Gross Area (SF):             | 42,674      |
| Replacement Value:           | \$9,518,488 |
| Condition Budget:            | \$5,376,524 |
| Total FCI:                   | 56.49%      |
| Energy Budget:               | \$0         |
| Suitability Budget:          | \$3,673,600 |
| Total RSLI:                  | 9%          |
| Total CFI:                   | 95.1%       |
| Condition Score: (60%)       | 3.21        |
| Energy Score: (0%)           | 2.12        |
| Suitability Score: (40%)     | 3.66        |
| School Score:                | 3.39        |



## MONTEZUMA-CORTEZ RE-1 - Manaugh ES - New HS, (2) New ES, Renovate MS & ES

School Name: Manaugh ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 46,180       |
| Replacement Value:           | \$10,635,147 |
| Condition Budget:            | \$6,488,728  |
| Total FCI:                   | 61.01%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$4,806,000  |
| Total RSLI:                  | 7%           |
| Total CFI:                   | 106%         |
| Condition Score: (60%)       | 3.39         |
| Energy Score: (0%)           | 2.12         |
| Suitability Score: (40%)     | 2.90         |
| School Score:                | 3.19         |



## MONTEZUMA-CORTEZ RE-1 - Mesa ES - New HS, (2) New ES, Renovate MS & ES

School Name: Mesa ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 45,392       |
| Replacement Value:           | \$10,257,629 |
| Condition Budget:            | \$5,440,584  |
| Total FCI:                   | 53.04%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$2,089,600  |
| Total RSLI:                  | 25%          |
| Total CFI:                   | 73.4%        |
| Condition Score: (60%)       | 3.39         |
| Energy Score: (0%)           | 2.69         |
| Suitability Score: (40%)     | 4.13         |
| School Score:                | 3.68         |





# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## MONTEZUMA-CORTEZ RE-1 - Pleasant View ES - New HS, (2) New ES, Renovate MS & ES

**School Name: Pleasant View ES**

|                              |             |
|------------------------------|-------------|
| Number of Buildings:         | 1           |
| All or Portion built by WPA: | No          |
| Gross Area (SF):             | 9,225       |
| Replacement Value:           | \$2,053,261 |
| Condition Budget:            | \$1,130,911 |
| Total FCI:                   | 55.08%      |
| Energy Budget:               | \$0         |
| Suitability Budget:          | \$534,400   |
| Total RSLI:                  | 11%         |
| Total CFI:                   | 81.1%       |
| Condition Score: (60%)       | 3.06        |
| Energy Score: (0%)           | 2.60        |
| Suitability Score: (40%)     | 3.23        |
| School Score:                | 3.13        |



## MONTEZUMA-CORTEZ RE-1 - Cortez MS - New HS, (2) New ES, Renovate MS & ES

**School Name: Cortez MS**

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 156,125      |
| Replacement Value:           | \$41,240,805 |
| Condition Budget:            | \$15,496,925 |
| Total FCI:                   | 37.58%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$572,400    |
| Total RSLI:                  | 18%          |
| Total CFI:                   | 39.0%        |
| Condition Score: (60%)       | 3.66         |
| Energy Score: (0%)           | 2.88         |
| Suitability Score: (40%)     | 4.59         |
| School Score:                | 4.03         |



## MONTEZUMA-CORTEZ RE-1 - Montezuma-Cortez HS - New HS, (2) New ES, Renovate MS & ES

**School Name: Montezuma-Cortez HS**

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 137,041      |
| Replacement Value:           | \$36,895,331 |
| Condition Budget:            | \$18,549,145 |
| Total FCI:                   | 50.28%       |
| Energy Budget:               | \$47,964     |
| Suitability Budget:          | \$15,180,800 |
| Total RSLI:                  | 19%          |
| Total CFI:                   | 91.6%        |
| Condition Score: (60%)       | 3.65         |
| Energy Score: (0%)           | 2.21         |
| Suitability Score: (40%)     | 3.43         |
| School Score:                | 3.56         |



# CDE BEST FY11-12 Grant Application Summaries

|  |  |  |  |
|--|--|--|--|
| <b>Applicant Name:</b>                                 | MONTEZUMA-CORTEZ RE-1                          | <b>Sort Order #:</b>                                   | 149  |
| <b>County:</b>   | MONTEZUMA                                      | <b>Applicant Priority #:</b>                           | 1  |
| <b>Project Title:</b>                                  | New HS, (2) New ES, Renovate MS & ES           |  |  |
| <input type="checkbox"/> Addition                      | <input type="checkbox"/> Fire Alarm            | <input checked="" type="checkbox"/> Roof               | <input type="checkbox"/> Water Systems           |
| <input type="checkbox"/> Asbestos Abatement            | <input checked="" type="checkbox"/> Lighting   | <input checked="" type="checkbox"/> School Replacement | <input type="checkbox"/> Window Replacement      |
| <input type="checkbox"/> Boiler Replacement            | <input type="checkbox"/> ADA                   | <input type="checkbox"/> Security                      | <input type="checkbox"/> New School              |
| <input checked="" type="checkbox"/> Electrical Upgrade | <input checked="" type="checkbox"/> HVAC       | <input type="checkbox"/> Facility Sitework             | <input checked="" type="checkbox"/> LandPurchase |
| <input type="checkbox"/> Energy Savings                | <input checked="" type="checkbox"/> Renovation | <input type="checkbox"/> Project Other Explain:        |  |

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

The Montezuma-Cortez School District is centered around the town of Cortez in Southwestern Colorado. The district serves the populations of a diverse set of communities. Students in Cortez, in the rural outlying communities of Pleasant View, Lewis, and Arriola to the north, and of the Mountain Ute reservation to the south, are all faced with the widespread need of a district whose every facility was originally built between 1955 and 1968. Many of the facilities have received additions or renovations since 1988, but few of the buildings have had their main HVAC, electrical, data, or plumbing infrastructures updated since construction. The main school facilities in the district are comprised of Montezuma-Cortez High School, Cortez Middle School, Kemper, Mesa and Manaugh Elementary Schools in Cortez plus Pleasant View Elementary and Lewis-Arriola Elementary in the outlying county. There is also one preschool facility in Cortez.

Kemper, Mesa and Manaugh Elementaries are very similar facilities with similar problems. The main environmental and electrical systems are past their useful lives. The systems do not provide students with the indoor air quality, thermal comfort, safety or opportunities for technology that should be standard to Colorado public education. Although each of the schools has received an addition or renovation since originally constructed, these new investments remain threatened by the antiquated systems that serve the building around them. For instance, the newer classroom wing at Manaugh Elementary was recently flooded by failing hot water heat piping.

The county elementary schools also face challenges. Pleasant View elementary school has structural and foundation settlement issues at its multi-purpose room gym. The roof also falls short of code requirements for snow-load and poor drainage is causing damage to the brick veneer. While not as severe as Pleasant View, the conditions at Lewis-Arriola are limiting in terms of providing technology and a full curriculum to the students of its community.

Congested sites, traffic, and street-side drop-off are safety concerns at all of the schools, as is a consistent inability to directly monitor the main entries.

Montezuma-Cortez High School is the newest of the structures, yet suffers from deficiencies as bad as or worse than the elementaries. The hot water heating system, which cannot always be controlled due to deteriorated valves, inhibits the comfort levels and makes adding cooling for technology challenging, as does the insufficient electrical system. The front doors enter into the student commons without being visible to administration. Cortez Middle School requires upgrades to provide a consistent level of education and technology across the district. Currently, the Middle School's 21st Century curriculum offers technology in classes that cannot be followed up with at the high school because of facility limitations. Montezuma-Cortez RE-1 plans to take a district-wide approach to providing an equitable level of educational adequacy, facility soundness, quality learning environments, and technology for its students. Its plans also include more efficiency in the areas of energy use, transportation, maintenance, and educational flexibility.

The District is requesting assistance from the BEST program in the form of funds that will allow it to pursue a holistic, integrated and forward-thinking approach to improving its schools, district wide. The projects planned include building a new high school on a new site, closing one elementary and consolidating the students to two new replacement elementaries, repairing Pleasant View and renovating the middle school. The grant funding would be specifically directed towards better educational environments for students, as would the funds raised for the bond election match. The school board will put forth a sincere commitment to the plan by asking the community to provide a match greater than required.

### Issue: Renovation

#### Deficiencies Associated with this Issue:

Cortez Middle School

The current arrangement for the administration area at Cortez Middle School provides no supervision to a main entry that is not secured and is not ADA accessible. A part-time police officer is currently situated in an office directly across from the main entry, but neither the front door nor the officer is directly visible to administration. Additionally, an accessible, second entrance is located around the corner. It is often neither monitored nor secured and leads directly through a corridor to the school commons cafeteria. Both situations present security hazards to the school population, not to mention confusion for an arriving visitor and



inconvenience to handicapped students.

Pleasant View Elementary School

The existing gymnasium / multi-purpose room at Pleasant View presents some relatively serious structural concerns including foundation settlement, masonry step-cracking at wall corners, plus overstressed and inadequate stud framing related to the height of the walls. Poor lighting, old finishes and equipment, and limited accessibility contribute to the deficiencies at this multi-purpose room. The kitchen serving the school is small but does not pass health inspection currently due to lack of ventilation and proper finishes. Finally, there are no fully-accessible restrooms at the school, and the existing restrooms likely have failed or leaking sewer lines.

**Proposed Solution to Address the Deficiencies Listed Above:**

Cortez Middle School

The main entry should be switched to the more visible location at the corner tower. The administration should be reconfigured to supervise this entry. The second, ADA-accessible entry should be eliminated or secured against regular use. Site improvements should be made to create an accessible and visible path from the drop-off area to the new main entry, including ramps and dedicated drop-off lanes at the street if possible.

Pleasant View Elementary School

The 2,800 square foot gym / multipurpose room should be demolished and rebuilt in place with more suitable structural systems and wall construction, such as masonry. The kitchen should be renovated with ventilation equipment, adequate finishes and other minor items to pass health inspection.

The restrooms should be upgraded for accessibility and repairs to the plumbing made.

**How Urgent is this Project:**

Cortez Middle School

The security hazards currently presented by the entry arrangement are immediate. It is very easy to enter the school from the site unsupervised, especially if using the accessible secondary entrance. Improvements to the entry and the administration layout would resolve the confusion as well as eliminate the expense of and reliance on the officer for entry monitoring.

Pleasant View Elementary School

The structural conditions at the multi-purpose room (visible cracking) are progressing and visible strain (migrating cracks) at the interior walls is also becoming more apparent. The conditions at the gym are extremely urgent.

**What is the Cost Associated with this Issue:** \$549,900

**Issue:** HVAC

**Deficiencies Associated with this Issue:**

Cortez Middle School

The existing facility is not air conditioned, but with growing technology use comes the need for more extensive building cooling. Also, several classrooms report extreme temperatures above 90 degrees at some points, which is a result of direct solar gain and windows located next to the black membrane of an adjacent roof. The school should be air conditioned to improve student and staff comfort levels and reduce the amount of ineffective class time.

**Proposed Solution to Address the Deficiencies Listed Above:**

There is an existing design and a partially-installed rooftop unit and system for air conditioning the school. It is unclear why the installation was not completed. The design for the school and the existing equipment should be reviewed, updated, and carried out so the air conditioning is available to the facility.

**How Urgent is this Project:**

The ability to provide air conditioning at the school directly affects the provision of effective instructional time during the swing months of the school year, when heat remains a problem. An upgraded, energy-efficient air conditioning system will also help accommodate the addition of computer equipment and technology throughout the school by providing the cooling that such equipment needs. The need for cooling the facility is immediate.

**What is the Cost Associated with this Issue:** \$1,580,350

**Issue:** Land Purchase

**Deficiencies Associated with this Issue:**

Montezuma-Cortez High School Replacement Site

The site size for the existing high school is severely inadequate. While recommendations for high school sites typically range from 25 to 40 acres, the Montezuma-Cortez High School site is 11 acres in size. Athletics fields, including track, football, baseball and soccer, are all located at remote sites (mostly at the current middle school campus.) This requires students to drive between the school and fields for most practices and all games. It also reduces community attendance at the games by not having a centralized athletics site. The minimal high school site size has also dictated that bus and vehicle drop-off occur on Seventh Street. Visitor and staff parking is also on the same street and congestion at arrival and dismissal time is evident. Finally, the minimal site size prohibits future additions or expansions that would alleviate such drawbacks as undersized, internal classrooms at the school.

Kemper Elementary School

The existing building site for Kemper Elementary school is undersized by elementary school standards. In order to be sure to accommodate adequate parking, drop-off, play areas and outdoor learning environments, the project should pursue the acquisition of an adjacent parcel of land.

**Proposed Solution to Address the Deficiencies Listed Above:**

In order to provide for Colorado guidelines' standard amenities such as on-site athletics, on-site parking and vehicle circulation, and some space for future expansion, the district will acquire a new piece of property of acceptable size for the high school project.

Kemper Elementary School

Acquire 2-3 acres of additional land to the east or northwest of the site.

**How Urgent is this Project:**

Acquiring a new building site is essential to resolving the current high school deficiencies, which include vehicular-pedestrian site safety, building and site security, undersized classrooms (half of which have no exterior windows), and access to adequate athletic facilities. All of the high school needs are immediate.

Kemper Elementary School

The additional land should be part of the replacement school project.

**What is the Cost Associated with this Issue:** \$1,180,000

**Issue: Lighting**

**Deficiencies Associated with this Issue:**

Cortez Middle School

The lighting fixtures and controls throughout Cortez Middle School require upgrades and replacement to improve lighting levels and energy efficiency needs. As recommended by the district energy audit, implementing advanced lighting control strategies will improve both energy efficiency and the classroom learning environment.

**Proposed Solution to Address the Deficiencies Listed Above:**

Replace the lighting control system at the middle school as recommended by the energy audit. Replace the lighting fixtures throughout with more effective and more efficient fixtures, coordinated with the lighting controls system, to provide dimming, daylight harvesting, and other means of saving energy while improving the learning environments.

**How Urgent is this Project:**

The existing lighting and lighting controls systems are currently operational at the school and are not necessarily subject to failure in the near future. However, related work to the building that increases energy demands, such as air-conditioning and power / data upgrades, should also incorporate the lighting upgrades to keep demands in check and provide an consistent, integrated approach to improving the learning environments.

**What is the Cost Associated with this Issue:** \$207,860

**Issue: Electrical Upgrade**

**Deficiencies Associated with this Issue:**

Cortez Middle School

Cortez Middle School requires an upgrade to electrical power and data to adequately serve an evolving educational curriculum that

includes 21st Century classes and technology. The school is offering classes that are more and more heavily computer reliant and the capacity for growth in the program (the only one in the district) is limited by the electrical capacity of the building service.

**Proposed Solution to Address the Deficiencies Listed Above:**

Upgrade the building switchgear and circuits in order to accommodate technology in the classrooms. Provide additional data and power outlets where necessary to accommodate the expansion of technology. Provide for the flexibility to locate technology programs throughout the upgraded school building.

**How Urgent is this Project:**

The 21st Century curriculum at Cortez Middle School is the only such program in the district and demand for enrollment is high. The program provides content currently surpassing that of the high school in terms of technology, but enrollment is limited. In order for the middle school to meet the demands for the 21st Century curriculum and to prepare students for successful careers in high school and beyond, it is crucial that this curriculum be able to expand through upgrades in electrical and data infrastructure. The the demands for expanding technology are immediate.

**What is the Cost Associated with this Issue:**        \$218,350

**Issue: School Replacement**

**Deficiencies Associated with this Issue:**

Montezuma-Cortez High School

The entry to the high school opens directly into the student cafeteria-commons. The sign-in window for reception / administration is around the corner from the main entry and does not have direct supervision of the doors. This condition poses a security threat to the school. Video surveillance is the main form of monitoring the campus; it is monitored part-time by an assistant principal. Video cameras have in fact recorded two unauthorized visitors in the high school corridors since December 2010. This was widely publicized in the local news.

The bus drop-off and visitor parking are on Seventh Street. The site is too small to accommodate on-site athletic fields, bus traffic, visitor parking, or room for expansion.

The classrooms are undersized in general as compared to state guidelines.

Despite being fully fire-sprinkled, the building is larger than allowable area by code, and requires the construction of at least one fire wall separation.

Almost one-third of the classrooms are interior rooms with no exterior windows for daylight. The science casework, ventilation and lab equipment is in poor condition or non-functional. The home economics classroom casework is in disrepair.

There is asbestos containing material in the school auditorium ceiling and in the interior and exterior transite soffit panels. It is also present in the HVAC pipe insulation in the crawlspaces.

The HVAC system is in a constant state of disrepair. Control valves on the original radiant heat piping are difficult or impossible to control due to rusting and age. The loop system design also makes isolating heat from rooms such as computer labs impossible. In heat-loaded rooms with technology, extra energy must be expended to cool the space to compensate for the building's heating system.

The lighting in the building is dated an inefficient, except for a few newer areas. The lighting requires updating to more efficient T-8 fixtures and integrated controls throughout.

The planning team has determined that renovations to bring the high school up to code and to state educational standards would cost between 75% and 80% of the replacement value of the building.

Kemper Elementary School

Kemper Elementary School is on a small site with limited room for expansion. All bus drop-off and parent drop-off occurs from the surrounding streets. There are occasional drainage problems which result in up to a foot of water in the playground area near the courtyard. Additionally, the roof is easily accessible from an unmonitored building courtyard.

The building's mechanical system is out-of-date and failing. There is no backup boiler to maintain school functions should the system fail. The electrical and data service and distribution are inadequate for supporting the advancement of technology in the curriculum. There are numerous code problems and an unsafe exiting condition at the kitchen serving line. The building is not fire sprinkled. The school does not provide some typical educational offerings, most notably art class. The multi-purpose room is used for both gymnasium and cafeteria, shortening lunch periods for students.

There are asbestos-containing transite soffit panels at the school exterior.

The planning team has determined that renovations to bring the school up to code and to state educational standards would cost between 70% and 75% of the replacement value of the building.

Manaugh Elementary School

Manaugh Elementary school is in poor physical condition. The roof is easily accessible from an unmonitored building courtyard. Due to the easy roof access and consistent vandalism, there are often roof leaks at the school. The building's mechanical system is out-of-date and failing. The fresh air ventilation system is not code compliant and relies on corridor fans and open classroom windows. There is no cooling. Classrooms are oriented with east and west exposure which leads to overheated rooms in the fall. Staff use fans for cooling which contributes to power supply problems. The electrical and data service and distribution are inadequate for supporting the advancement of technology in the curriculum. There is not adequate electrical service to the building for expanding technology. There are numerous fire code problems at the building. It is not fire sprinkled. The school does not provide some typical educational offerings, most notably art class. The multi-purpose room is used for both gymnasium and cafeteria, shortening lunch periods for students. There are asbestos-containing transite soffit panels at the school exterior. The planning team has determined that renovations to bring the school up to code and to state educational standards would cost between 80% and 85% of the replacement value of the building.

#### Mesa Elementary School

Mesa Elementary school. Access from the on-site parking and bus drop-off area is uphill and not accessible, and can be treacherous in winter. On-site car drop-off is inadequate, congested, and results in parents dropping off from the street. The main office at the school is about 80 feet down the hall from the main entry doors and cannot directly monitor them. The cafeteria is located at the front of the school with doors that are currently insecurable due to fire code requirements. The building's mechanical system is out-of-date and failing. The fresh air ventilation system is not code compliant and relies on corridor fans and open classroom windows. The electrical and data service and distribution are inadequate for supporting the advancement of technology in the curriculum. Lighting in each classroom is controlled by circuit breaker and not by conventional switching. There are numerous code problems and some unsafe exiting conditions at the building. The school does not provide some typical educational offerings, most notably art class. The multi-purpose room is used for both gymnasium and cafeteria, shortening lunch periods for students. There are asbestos-containing transite soffit panels at the school exterior. The planning team has determined that renovations to bring the school up to code and to state educational standards would cost between 70% and 75% of the replacement value of the building.

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

##### Montezuma-Cortez High School

Acquire new property and build a new high school with on-site athletic fields, on-site parking and drop-off, and room for future expansion. Close the existing high school. Sell, or abate and demolish, the existing building within one year of closure.

##### Kemper Elementary School

Build a replacement school to house Kemper students, half of the Manaugh students, and a preschool program on-site. Acquire additional adjacent land if possible to increase site size. Provide new off-street parking, drop-off, and play fields in the location of the demolished original school.

##### Manaugh Elementary School

Decommission the school and sell or demolish the building within one year. Consolidate the Manaugh students to the replacement schools at Mesa or Kemper.

##### Mesa Elementary School

Build a replacement school to house Mesa students, half of the Manaugh students, and a preschool program on-site. Provide new off-street parking, drop-off, and play fields in the location of the demolished original school.

#### **How Urgent is this Project:**

##### Montezuma-Cortez High School

The high school's needs are immediate, with the failure of the HVAC system most imminent. The original hot water distribution system could likely suffer a failure causing damage to the building within the next five years. Security problems are occurring on a regular basis, as evidenced by the two recent intruders.

## Kemper Elementary School

Kemper is currently operating over capacity. The antiquated HVAC system is the most urgent need. Without a backup boiler in place, potential system failure within the next few years could result in loss of educational time at the school.

## Manaugh Elementary School

Manaugh is in the most serious condition of the three Cortez elementaries. HVAC systems are in disrepair and fresh air ventilation is not up to code. Recent failure of the hot water heating system has already caused a flood in the southern classroom wing which caused the need to replace all of the carpet in the area. Building security is also an immediate concern. The concealed courtyard and easy roof access result in regular vandalism and one recent break-in.

## Mesa Elementary School

Security and power are the most urgent problems at Mesa elementary school. The breakers in the each classroom controlling lighting are a problem as is the shortage of power outlets. The current main office's location leaves the front entry vulnerable.

**What is the Cost Associated with this Issue:** \$73,571,000

**Issue:** Roof

**Deficiencies Associated with this Issue:**

### Pleasant View Elementary School

The roof structure in general at the school does not meet current codes for snow-loads. The roof also has a minimal overhang which likely contributes to water penetration at the top of the wall cavity and subsequent damage and spalling of the brick veneer below, which is very evident on the north side of the building. The insulation at the attic / roof is inadequate as well.

**Proposed Solution to Address the Deficiencies Listed Above:**

### Pleasant View Elementary School

The main portion of the school should have its roof trusses and roofing replaced to sustain snow loads and provide adequate structural clips to resist uplift forces. The new roof structure will improve the overhang at the exterior walls, and re-roofing will provide the opportunity for installing adequate insulation within the roof membrane.

**How Urgent is this Project:**

### Pleasant View Elementary School

Roof drainage close to the building is causing hazardous icy areas and should be redirected by better overhangs and roof drainage, before the damage to the building worsens. Spalling damage to the brick veneer around the building perimeter is consistent and progressing.

**What is the Cost Associated with this Issue:** \$130,300

**How Does this Project Conform with the Construction Guidelines:**

CDE 3.1 ☐ "Sound building structural systems..."

Pleasant View Elementary School has severe structural settlement issues which is causing damage to the walls in the gym. The proposed project would replace the gym with more sound construction.

CDE 3.2 ☐ A weather-tight roof...

Pleasant View's shallow roof overhang is allowing water to infiltrate the brick veneer and causing damage. The proposed project will replace the roof and roof structure at Pleasant View.

Manaugh and Kemper Elementaries are experiencing difficulties with roof leaks that would be remedied in replacement schools with new and secured roofs.

CDE 3.3 ☐ A continuous unobstructed path of egress from any point in the ☐☐☐ school...

The high school corridors are not rated and the building is too large even with a sprinkler system. This is not providing a safe means of egress for the students.

The proposed new high school would be fire sprinkled and within allowable area limits or provided with fire area separations.

### CDE 3.8 An Event Alerting and Notification System / Intercom phone system

Cortez Middle School lacks an intercom system. The proposed renovations include a new system.

### CDE 3.9 Secured facilities including a main entrance and signage directing visitors to the main entrance door.

Cortez Middle School has separate main and accessible entrances, neither of which are well-monitored. Proposed site improvements and renovations will designate a single main, accessible entry and reconfigure admin to supervise it.

Kemper Elementary school has two high-traffic entries. The entry at the main school signage is not well monitored. A replacement school would provide a single, secured entry point.

### CDE 3.10 Safe and secure electrical service

Some electrical service equipment at Manaugh is pole mounted and exterior. It is located along a drive to the parking lot and could easily be damaged by a car. The replacement schools would have secured and dedicated electrical equipment rooms.

### CDE 3.11 A safe and efficient mechanical system that provides proper ventilation and maintains the building temperature...

#### CDE 3.12 Healthy building indoor air quality

Cortez Middle School lacks building air conditioning and several classrooms are typically overheated early and late in the school year. The proposed completion of the air conditioning system would remedy this situation.

Mesa, Kemper and Manaugh are not air conditioned schools. Replacement schools would remedy this situation.

Mesa and Manaugh Elementary schools have passive ventilation / fresh air systems that rely on the classroom windows being open and pull air into the corridor, which is a code violation at those schools. Proposed replacement schools would provide code-compliant ventilation.

#### CDE 3.14 Sanitary food prep areas

Kemper and Manaugh Elementary schools' kitchen serving areas are not separated from the general circulation corridor. This can be a sanitation issue as well as an unsafe fire exiting condition. The proposed replacement schools would not locate the kitchen serving along the main corridors.

### CDE 3.17 A facility that complies with the American Disabilities Act (ADA)

None of the existing schools are fully ADA compliant with regard to restroom accessibility, building access and circulation. Replacement facilities would be built to accessibility standards. Proposed renovations at Cortez Middle School would provide ADA access at the school's main entry. The renovation at Pleasant View would provide wheelchair accessibility to both the restrooms and the replacement gym, which is not currently provided.

#### CDE 3.18.1 Separation of traffic modes

At Kemper Elementary School, bus staging and parent queuing both occur on the street. Replacing the school would provide the opportunity for on-site parking, drop-off lanes and bus staging.

#### CDE 3.18.2 Dedicated bus staging area

The high school lacks a bus staging area and bus staging occurs on the street. Kemper Elementary lacks a bus staging area and bus staging occurs on the street. The sizes of these sites do not allow for on-site drop-off lanes. Replacing the schools would provide the opportunity for adding on-site parking, drop-off lanes, and bus staging.

#### CDE 3.18.3 Adequate driveway for car stacking

Mesa Elementary School has a drop-off / parent queuing drive but it is not adequate and drop-off often occurs across the street or



from the street. The proposed replacement school's location would present the opportunity for better on-site parking and drop-off lanes.

#### CDE 3.18.9 restricting vehicle access at school entrances

All of the elementary schools have main entries which front on their streets with little or no setback. There is no deterrent from driving up to the school. Replacement schools would provide the opportunity for bollards or other forms of protection against vehicles at the schools.

#### CDE 3.19.2 clear lines of sight from a single vantage point

The administration area at Cortez Middle School is not presently configured to supervise the multiple entries to the school. Presently a Cortez Police Officer helps to supervise the main entry. Proposed renovations would reconfigure the admin area and the entry for better monitoring.

The admin area at Mesa Elementary is located about 80 feet away from the front door and leaves the main entry vulnerable and unsupervised, with direct public access to the library and some classrooms before reaching the main office. The doors to the cafeteria cannot be secured without compromising fire code. The proposed Mesa replacement school would remedy these situations.

#### CDE 3.19.4 access to building roofs shall be secured to restrict access

Kemper and Manaugh Elementaries suffer from vandalism and roof damage as a direct result of easy and concealed roof access from their hidden courtyards. Proposed replacement schools would be two-stories and have secured access to the roof area.

#### CDE 3.19.5 exterior buildings and walkways should be lighted

The high school site is poorly lit which is a safety hazard. A new campus for the high school as proposed would alleviate this danger.

#### CDE 4.3 embedded technologies

While the masonry construction of the existing schools does not provide much flexibility, proposed replacement schools would provide the technology infrastructure and upgraded power needed to fit the classrooms with modern technology, better wireless internet access and allow for better instructional equipment.

#### CDE 4.7 recommended school facility site size

The existing high school site size is the most crucially small of the projects. The site is not large enough to house on-site athletics facilities, which are instead dispersed throughout the town. Visitor parking and bus staging also occurs along Seventh Street instead of having safer on-site areas. The proposed new high school project would accommodate the necessary on-site amenities.

#### CDE 4.10.2 preschool and kindergarten class size with dedicated bathrooms

The Kindergarten classrooms at Kemper and Manaugh are under the recommended size by CDE standards and do not have dedicated individual restroom for the children. The proposed replacement schools would provide the facility standards prescribed for Kindergarten rooms.

#### CDE 4.10.7 art room with ample storage

None of the elementary schools provides a dedicated art classroom or actual art program for the students. Consolidated replacement schools would provide the opportunity to add this space, curriculum and staff without as much as expense as with the current schools.

#### CDE 4.10.9 library media center

The library space at Manaugh is not adequate and provides not much more than a typical classroom at the school. The proposed replacement schools would have daylight, centralized, technology-driven library Media Centers for the students.

#### CDE 4.10.11 / CDE 4.10.12 Cafeteria / Multi-Purpose / Gym

Mesa, Kemper, and Manauh Elementary Schools each have one space that is used for cafeteria, multi-purpose, assembly and gymnasium. This often presents a condensed lunch period for the students so that gym class and lunch time do not overlap. This is not a healthy way to have the students eat. The proposed replacement schools would include separate cafeteria and gymnasium spaces.

#### CDE 4.12 Daylight and views shall be incorporated

Windows in most of the classrooms district-wide are fairly generous; however, they are often oriented incorrectly and allow for direct solar gain and overheating. The existing windows are also not shaded, not energy-efficient, and are not integrated with a modern lighting controls system. Mesa, Kemper, and Manauh's classroom wings are all oriented incorrectly for daylighting. The proposed replacement schools could consider orientation, passive solar techniques, daylight harvesting and integrated controls to maximize the quality of daylighting in the classrooms.

At the high school, almost one-fourth of the classrooms are on the interior with no outside windows. This condition can only be corrected with a replacement facility.

#### CDE 4.12 Acoustic materials to reduce ambient noise levels

Acoustic separation between classrooms and acoustic conditions within classrooms is typically poor district-wide. This is one of the first and most frequent complaints by staff. New facilities would provide acoustic conditions compliant with the high-performance certification program.

☐

CDE 4.12.2 Classrooms should accommodate a maximum of up to 25 students and provide 32 square feet per student with a minimum classroom size of 600 square feet...

At the high school many of the classrooms are undersized. Most of the older, internal classrooms are under 700 square feet in size, yet are serving 22 to 24 students. Due to site constraints, extensive expansion of the building for larger classrooms is not feasible. A replacement facility is needed to provide a cost-effective solution to the classroom sizes.

CDE 4.12.7 Science lab with teaching demonstration table, emergency shower / eyewash, demonstration hood, student work stations provided with water and gas receptacles...

The equipment, casework, storage, hoods and workstations at the existing high school science labs are in very poor condition. Some hoods are not functioning. Some casework is damaged to the point of not functioning. The proposed replacement project would include new science spaces.

#### CDE 4.12.8 Family consumer science lab

The equipment, casework, storage, hoods and workstations at the existing high school consumer science lab are in very poor condition. Most casework is damaged to the point of not functioning. The proposed replacement project would include a new consumer science space.

CDE 5.1.15 Replacement of old inefficient lighting with new energy efficient fixtures and lamps. Incorporate daylighting...

Cortez Middle School requires energy-efficient lighting upgrades according to the district energy audit report. The proposed project would provide replacement fixtures as needed and a new lighting controls system, including occupancy sensors.

CDE 5.1.19 Replacement of single pane inefficient windows with new double / triple pane hard coat low-E glazing units...

Kemper, Mesa and Manauh Schools each have single-pane, original aluminum framed windows throughout the buildings. Replacing the existing windows would have a less-than-average impact on energy savings because of the buildings' poor orientation, solar exposure and lack of insulation in the solid walls. New energy efficient windows combined with better orientation in the replacement schools would provide superior energy savings.

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

Over the last three years, on average approximately 1.18% or \$226,751.80 of the General Fund Budget has been expended on the

maintenance of facilities in the district. Of the \$226,751.80 spent annually, an average of \$65,500.00 is spent maintaining 5 Elementary Schools, \$32,000.00 on the high school and \$26,000.00 at the Middle School with the remainder used to service other district facilities. Approximately \$60,500.00 (27%) of \$226,751.80 is spent annually in preventative maintenance contracts with vendors to address varied systems repairs or service including HVAC, electrical and plumbing. There are other costs associated with preventative maintenance. The costs of filters, valves, blowers and motors etc. is funded by the maintenance department budget with the labor provided by district maintenance staff.

The servicing and maintaining of a 40 to 50 year old building requires a lot of attention due to the age of the systems/facility. The district realizes that it will see savings from having new, more efficient systems and infrastructure, and plans to use that savings to insure the sustainability of funds for preventative maintenance planning. Approximately \$60,000.00 annually is projected to be needed for continued maintenance of facility systems and grounds, and will be reflected in our maintenance department budget. In addition to the General Fund expenditures, the district has also spent over \$2,700,000.00 on district facilities in the past three years out of Capital Reserve Funds. There is currently a \$1,537,300.34 balance in our Capital Reserve Fund. This money over time has been set aside to address the growing list of significant maintenance repairs, health and safety concerns and code compliance issues identified by our on-going facility assessments. In light of anticipated and continuing budget shortfalls, the amount we can set aside for capital reserve will be competing with other operational and instructional needs in the district. Yet, the need to plan for the continuing maintenance of our new facilities will remain a priority. When the project is completed the district will continue to transfer a minimum of 1% or \$192,162.54 of the General Fund annually, to the Capital Reserve Fund for the continued preventative maintenance of systems and infrastructure for the facilities proposed.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time. Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

All facilities were built for public school use and were in new and adequate condition at the time of completion.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

\$192,162.54

**CDE Comments:**

DISTRICT HAS REQUESTED A WAIVER FROM HPCP PROGRAM REQUIREMENTS FOR PLEASANTVIEW ELEMENTARY SCHOOL (RENOVATIONS AND NEW GYM) AND MIDDLE SCHOOL RENOVATION PROJECTS DUE TO ESTIMATED COST PAYBACK IN EXCESS OF 15 YEARS. THEY WILL TAKE ADVANTAGE OF HIGH-PERFORMANCE OPPORTUNITES THAT MAKE ECONOMIC SENSE.

SELECTION OF SITE AND LAND PURCHASE AGREEMENTS FOR HIGH SCHOOL SITE AND ONE ELEMENTARY SCHOOL SITE HAVE NOT BEEN FINALIZED.

|  |                 |                                     |                                    |
|--|-----------------|-------------------------------------|------------------------------------|
| <b>Funded FTE Count:</b>                                       | 2,737.00        | <b>Bonded Debt Approved:</b>        |                                    |
| <b>Assessed Valuation:</b>                                     | 428564700       | <b>Year Bond Election Passed:</b>   |                                    |
| <b>PPAV:</b>   | \$156,588.00    | <b>Bonded Debt Failed:</b>          |                                    |
| <b>Bonded Debt:</b>  | \$0.00          | <b>Year Bond Election Failed:</b>   |                                    |
| <b>Total Bonding Capacity:</b>                                 | \$85,712,940.00 | <b>2010 Bond Election Results:</b>  | NA                                 |
| <b>% of Bonding Capacity Used:</b>                             | 0.00%           | <b>Median Household Income:</b>     | \$16,458.00                        |
| <b>Bond Capacity Remaining:</b>                                | \$85,712,940.00 | <b>Free or Reduced Lunch %:</b>     | 57.94%                             |
| <b>Existing Bond Mill Levy:</b>                                | 0               | <b>State Financial Watch:</b>       | No                                 |
| <b>Who Owns the Facility:</b>                                  | District        | <b>Charter School Fund Balance:</b> | NA                                 |
| <b>If it's a 3rd Party Explain:</b>                            |                 | <b>Charter Authorizer Letter:</b>   | No                                 |
|  |                 | <b>Charter 3 Month Notice:</b>      | No                                 |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No              | <b>Charter Chartered for 5 Yrs:</b> | No                                 |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                 | <b>Year Built:</b>                  | 1959, 1955, 1958, 1966, 1948, 1966 |

N/A

**Current Grant Request:** \$39,218,257.00  
**Current Applicant Match:** \$44,224,841.00  
**Current Total Project Cost:** \$83,443,098.00  
**Previous Grant Awards:** 0  
**Previous Matches:** 0  
**Future Grant Requests:** 0  
**Future Matches:** 0  
**Total for all Phases:** \$79,469,617.00  
**Cost Per Pupil:** \$31,726.00  
**Cost Per Sq Ft:** \$182.00  
**Red Flags for Discussion:**  
**Red Flags Explain:**

**Affected Sq Ft:** 403,776.00  
**Master Plan Completed:** Yes  
**CDE Minimum Match %:** 48  
**Actual Match % Provided:** 53  
**Was a Waiver Required:** N/A  
**Stautory Waiver:**  
**FCI:** 52.25%  
**CFI:** 81.03%  
**Inflation:** 2  
**Historical Significance:** Yes-Granted Exemption  
**Does this Qualify For HPCP:** Required

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## Rocky Mountain Deaf School - New PK-12 Deaf School

### School Name: Rocky Mtn Deaf School

|                              |             |
|------------------------------|-------------|
| Number of Buildings:         | 1           |
| All or Portion built by WPA: | No          |
| Gross Area (SF):             | 18,876      |
| Replacement Value:           | \$2,030,594 |
| Condition Budget:            | \$601,817   |
| Total FCI:                   | 29.64%      |
| Energy Budget:               | \$0         |
| Suitability Budget:          | \$1,594,400 |
| Total RSLI:                  | 47%         |
| Total CFI:                   | 108%        |
| Condition Score: (60%)       | 2.86        |
| Energy Score: (0%)           | 2.60        |
| Suitability Score: (40%)     | 3.74        |
| School Score:                | 3.21        |





Bilingual Charter School in Jefferson County School District  
1921 Youngfield Street, #204, Golden CO 80401  
303-984-1741 VP  
303-984-5749 Voice  
303-984-7290 Fax

March 4, 2011

Colorado Department of Education  
Capital Construction Assistance Board

Re: Hardship Request for Reduction of Required Match

Rocky Mountain Deaf School respectfully requests a waiver of the matching funds required when applying for funding from Building Excellent Schools Today ("BEST") Grant. Rocky Mountain Deaf School ("RMDS") is applying for full funding for the Best Lease-Purchase Grant in the construction of a new facility. The current required matching funds from RMDS is 20% (\$2,500,000) of the overall \$12,700,000 project. Rocky Mountain Deaf School has worked diligently to line up multiple avenues of funding support for this project and currently has several outstanding requests for financial assistance. To date we have support from two foundations and several individuals to total \$210,861.00. Although we feel hopeful that many of our efforts will be successful, the uncertainties at this date make it necessary to request this waiver. (Please see *Capital Campaign Status Sheet of all current and potential sources of funding.*)

While understanding the gravity of such a request, we appreciate your consideration of this waiver and subsequent BEST application. We believe that our unusual and extreme circumstances would merit this level of support. This approval will allow Rocky Mountain Deaf School to continue to provide a specialized education to Deaf and Hard of Hearing students in a safe and appropriate learning environment. Without BEST funding, a permanent facility will remain out of the School's reach.

Our request for a waiver is based on the following unusual and extreme circumstances:

1. Our funding structure is dependent on excess cost funding, not PPR. As a result of excess costs restrictions, PPR is used mostly for operations leaving no opportunity to build any type of reserves in a building fund.
2. Our unique Excess Cost funding structure inherently creates an annual deficit. This deficit is maintained regardless of spending cuts – even if we eliminate most of our programs. The Excess Cost rate formula by its nature creates a deficit when applied to a free standing Special Education facility; whereas this formula does adequately support Special Ed programs located within other public schools. The resulting deficit requires our community to annually engage in fundraising to cover the funding gap. This inherent flaw was recognized by the state legislature in 2008, when they approved a \$135,000 annual payment to RMDS to cover the facility costs. However, this was cut in 2009 due to the state funding crisis.
3. The school's strongest support base includes families within the Deaf community. The Deaf adult community in Colorado has a 72% unemployment rate and struggles to meet the needs of their own families. Although this community actively supports RMDS through fundraisers and events, the monies raised are quite small by the nature of this demographic.
4. A Special Mill Levy or Bond election is not a realistic option for RMDS at this time, due to the high cost associated with running these campaigns. According to the Jeffco Election Committee, this cost would range from \$100,000 – 1 million. It is also unlikely that a Jeffco bond would be successful since we serve students from 11 districts outside of Jeffco.



At Rocky Mountain Deaf School, we believe that deaf and hard of hearing children can and should succeed. Our bilingual learning environment recognizes their distinctive language and culture, while promoting strong English and ASL literacy skills. When deaf children walk in our door, they have immediate access to 100% of the communication in the school. This exposure to language translates into higher academic achievement and social emotional success. We are the only school in the Denver metro area to offer this full exposure to American Sign Language with a bilingual curriculum. Currently, we serve students from 12 school districts reaching far beyond the Denver Metro area.

Rocky Mountain Deaf School's need for a permanent facility is urgent and timely. Our staff and students have relocated four times within the 13 years since the schools inception. Each move became necessary due to increase in student population, inadequate space and safety concerns. Many of the children currently enrolled in Rocky Mountain Deaf School have attended all locations. During the course of our last move, our students pleaded for a permanent school home. The community and staff have been trying for many years to provide the children a stable school environment, while providing a successful educational program. Unfortunately, options for locations are limited due to budget constraints inherent to Excess Cost funding.

We are currently located in a storefront building located within a strip mall. We have relentlessly struggled with a failing roof, structural problems, inadequate fire safety, asbestos, code issues, inadequate educational suitability, overcrowding, faulty and dangerous electrical service, poor indoor air quality, as well as a lack of ADA accessibility...reminding everyone at RMDS that we are still a tenant and dependent for a habitable and decent facility upon the attention and diligence of our landlord. As a result of these deficiencies, we are constantly addressing safety issues. And as you can imagine, fire drills and lock downs are more challenging with a faculty and student body that rely on visual access for emergency announcements or the fire alarm. Up-to-date technology and appropriate building design are necessary to meet the safety needs within our population.

Rocky Mountain Deaf School desperately needs a new school building to call "home" so that we can continue this innovative education for deaf children. A building owned outright by the School will substantially reduce the School's dependence upon a system of finance not designed to accommodate facility needs. Indirectly, this will significantly simplify the School's operating budget and finances. Without this support, the children, currently enrolled at RMDS, are at risk of losing their specific and special needs programming not currently being met outside of RMDS.

Enclosed with this letter is additional information to support our request for a waiver of the matching funds required in the BEST legislation. Rocky Mountain Deaf School respectfully requests your support to insure the preservation of the educational program we provide. Thank you for your consideration of this request.

Sincerely,

*Nancy Bridenbaugh*

Nancy Bridenbaugh

ROCKY MOUNTIAN DEAF SCHOOL  
Data Related to Matching Funds Waiver Request

**DEMOGRAPHIC AND SCHOOL DESCRIPTION:**

Rocky Mountain Deaf School is the only charter school in the state of Colorado that services only deaf and hard of hearing children. Since opening our school 13 years ago, we have seen a tremendous growth in enrollment. Even with the added element of servicing only special needs students, we have been successful in keeping within the budget constraints that charter schools often face.

In addition, in any given year, between 40 and 60 percent of RMDS students qualify for the Federal Free and Reduced Lunch program. Many RMDS families live near or below the poverty level. Information provided by the Colorado Commission on the Deaf and Hard of Hearing indicates that as much as 75% of Deaf adults in Colorado are unemployed. The dual challenge of serving at risk students who are also deaf has been the foundation of our success story.

We have been recognized for the academic success of our students. This tremendous success has brought Rocky Mountain Deaf School national attention. Our teachers often present workshops at conferences to share the successful strategies developed within our classrooms. As a national model program, we continue to lead the field in best practices in Deaf Education. In addition, the Plus Program which serves deaf students with autism, has been recognized by the Colorado Department of Education as a successful program providing unique services to a very specialized population. As requested by CDE, the lead teacher of the Plus Program will become a state-wide mentor for other teachers who have students with similar needs.

Not only do we offer best practices in the classroom, but our program also goes far beyond other traditional schools in supporting families. Many of our students cannot easily communicate with their parents. In support of families, we offer sign language classes, daycare for siblings to promote sign language skills, and other activities to promote family communication.

At Rocky Mountain Deaf School, we strive to maximize the development of the whole child, while providing endless opportunities for social and emotional growth.

**DEFICIENCY IN FUNDING:**

**-Excess Cost Rate**

Unlike any other public school, charter or otherwise, Rocky Mountain Deaf School's budget is based on a daily Excess Cost rate. This rate is approved by CDE annually. Districts are billed the Excess Cost rate for each student attending RMDS. Excess Cost is our largest revenue source and is designed to support a special education program within an existing regular education facility. Therefore, the current Excess Cost rate formula does not cover the expenses of a "stand alone" facility. As such, the amount of money that RMDS can spend on lease payments, utilities, maintenance etc, from the excess funds formula is greatly limited. As a consequence, RMDS must expend an inordinate share of its PPR on lease payments and operations. Due to this unique funding structure, Rocky Mountain Deaf School does not have any opportunity to build a capital reserve fund balance. In fact, Excess Cost is designed with the intent to create a deficit.

Most commonly, a deficit is reduced by reducing expenses. However, within the current formula if expenses are reduced, the rate is subsequently reduced which creates a larger deficit.

It is simply not possible to create a balanced budget with the current Excess Cost rate formula. The Excess Cost Rate forces the school to operate at a deficit. The excess cost formula and spending restrictions greatly limit any

flexibility that the school has over its own budget. The excess cost formula requires that all excess cost funds be expended in the precise manner that the formula dictates and that all funds be expended in any given school year. Although this deficit structure is challenging, Rocky Mountain Deaf School, with the help of an active support base of families, the Deaf Community, and Jefferson County School District has been able to successfully maintain our program.

In 2009, the Colorado State Legislature recognized the inequity in this funding structure. In response, they passed an annual allotment of \$135,000 to cover the deficit. However, this annual allotment was eliminated in the recent state budget cuts.

Consequently, there has been no opportunity in our 13 year history to accumulate any significant building fund reserves. This funding structure makes it financially impractical or impossible to provide the matching contribution. Attempting to do so, would significantly limit the specialized educational opportunities offered within the school.

#### **-Capital Construction Grant Funding and Minimum Matching Percentage**

Rocky Mountain Deaf School receives an allocation from the Capital Construction grant. The amount allocated is based on number of students providing our schools with an average of \$4500.00 per year. These funds are used towards annual building expenses. These funds are subject to an annual appropriation by the legislature, and therefore, is not a guaranteed source of income.

Rocky Mountain Deaf School is located within Jefferson County School District, however our student population reaches well beyond the boundaries of Jefferson County. RMDS currently serves students from 12 different districts, including Adams 14, 27J, Mapleton, and Denver. The matching percentage required from many of these other districts is much lower than the matching requirement for Jefferson County.

#### **-Capital Campaign and Fundraising Challenges**

Rocky Mountain Deaf School recognized the need for a facility specifically designed for deaf students within the first few years of our growing program. In 2002 the RMDS Building Corporation was established and began researching all of the options available to acquire an appropriate facility. Within the first year, the committee investigated purchasing affordable properties such as warehouses or churches and the renovations required to make these properties suitable for a school.

The committee quickly learned that acquiring these properties was simply not possible due to our financing structure. Without the ability to build a reserve RMDS would not have the funds needed for a down payment or even to hold a bond election to acquire the funds needed. The Building Corporations has continued to research other options as well as acted as the fundraising committee to build up reserves for our future facility. Although the committee has worked diligently towards acquiring funds and ultimately an appropriate facility, the desired results have remained out of reach.

Over the course of the last 8 years, Rocky Mountain Deaf School has continually investigated school buildings as well as land within the authorizing district. Although the partnership with the Jefferson County School District has been a positive and productive one, the opportunity to collaborate in attaining a building has not presented itself. Currently the authorizing district does not have options for Rocky Mountain Deaf School to use or acquire a facility or receive financial support.

Historically, fundraising by the school, parents, and community, although successful, has been necessary to offset operating expenses allowing for no reserves. In the past 18 months, the focus of fundraising has been towards funding this project through a variety of efforts including grant writing, media coverage, a motorcycle rally, golf tournaments, and benefit dinners. Most recently, our quest to build a new school was featured on CBS 4 news followed by an article in the Denver Post and the Golden Tribute. This media coverage and the increase in inquiries

from a wide range of potential supporters, demonstrates the understanding and compassion of the community at large of our dire need.

We are continuing to follow up on all the leads from the media coverage as well as looking at options such as support from the Governor's Energy Office, area and national foundations, corporations, businesses, individual donations, fundraisers, and in-kind donations.

**RATIONALES FOR WAIVER REQUESTS:**

**-Waiver will significantly enhance educational opportunity and quality**

We know firsthand how a poor quality facility can impact learning in the classroom. Our teachers endure teaching under leaking roofs and in classrooms that are unbearably cold in the winter. Being located in a strip mall creates an added danger of strangers outside the front door and in the playground area from the surrounding stores. Our teachers confront these complications with a positive attitude while remaining cautious. And yet, we know that without a physically safe and code compliant space, it becomes increasingly difficult to offer a full, focused and high academic educational program.

We are not surprised research shows that school building quality has a strong influence on learning. Earthman (2002) states that "Researchers have repeatedly found a difference of between 5-17 percentile points difference between achievement of students in poor buildings and those students in standard buildings, when the socioeconomic status of students is controlled." Given the staggering fact that the average Deaf student in the United States graduates with a 3<sup>rd</sup> - 4<sup>th</sup> grade reading level, it is critical that they have an environment that gives them every possible chance to succeed.

A waiver, and subsequent grant approval will give our Deaf students the distinct privilege of learning in a quality school building, with the following positive outcomes:

- a deep satisfying feeling of safety and security, because the school is located in a safe neighborhood
- a calmness and confidence regarding possible emergencies, because the school has a visual safety system which will quickly and clearly notify staff and students of any emergencies
- an interest in developing spoken English and listening skills, because the speech classroom is a quiet environment with good acoustics and does not have distracting noises
- improved concentration and an ability to attend to the teacher, because the classrooms have appropriate lighting for visual learner as they spend hours watching and learning through sign language
- an ability to focus on lessons and learning due to a feeling of thermal comfort
- an increase in staff and student attendance, because the classrooms have good air quality creating a healthy atmosphere
- an appropriate learning environment specifically designed to meet the unique challenges and visual learning needs of Deaf children.

A waiver, and subsequent grant approval, will enhance educational opportunities by giving local districts a continued option for placement at the Rocky Mountain Deaf School. Placement at our school will save them critical funds that can be redirected for other educational programs. The district has potential reductions in cost due to the fact that each deaf student requires the support of a Teacher of the Deaf and Hard of Hearing at a rate of \$47,000 and may require a full-time interpreter at a rate of \$35,000 as well as shared expenses of additional support staff such as an audiologist, speech language pathologist, occupational therapist, and counseling services.

At RMDS, these costs are shared by many students; therefore, the cost per student is much lower. Currently, a student placed at RMDS will cost the district an average of \$19,000 in excess cost tuition. This savings is one reason several districts actively place students in our school.

In addition, a waiver, and subsequent grant approval would allow Rocky Mountain Deaf School the ability to fully embrace CDE initiatives specifically designed to meet the needs of deaf students including promoting 21st Century Skills & Abilities, Postsecondary Readiness & Workforce Readiness, Health and Wellness initiatives, and the incorporation of PE, Music, Art, and Theater standards.

**21st Century Skills & Abilities:** With a school designed to meet the high tech learning needs of deaf students, we can ensure that our students have the skills needed to be successful in our fast changing world. Beyond promoting 21st Century skills and abilities, we will also be able promote the concept of a 21st Century Community Learning Center, by:

1. continuing our innovative programs for the academic enrichment of deaf and hard of hearing students.
2. offering students a broad array of additional services, programs, and activities, such as youth development activities, drug and violence prevention programs, counseling programs, art, music, and recreation programs, technology education programs, and character education programs, that are designed to reinforce and complement the regular academic program of participating students.
3. offering families and community members full access to courses to update their 21<sup>st</sup> Century skills and abilities as many deaf adults are underserved by other programs.

**Postsecondary Readiness & Workforce Readiness:** The development of career and college readiness skills continues to be a critical need in deaf education. The national unemployment rate for Deaf adults reportedly ranges between 60-72%. We must give our students the skills they need to move into the workplace successfully. With a vocational classroom and other appropriate spaces, our students will have a place to develop these essential skills.

Physical education plays a vital role in students' development and growth. According to recent medical studies, the physical well being of a student is directly related to his or her performance in the classroom. In our current location, we do not have a gymnasium, nor an open outdoor space for students to participate in physical education activities. Instead, our school contracts with a local Recreation Center to provide students with these opportunities. Every Friday, our elementary and middle school students are transported to the Recreational Center for their physical education class. We also rent a facility for our middle school sports teams practice schedule. The Recreational Center option is expensive and limited due to transportation time constraints. Both the transportation costs and the facility rental together cost the school over \$12,000 annually. With the approval of our BEST application, our students will have a gymnasium within their own school. With increased physical education and sports opportunities, our students will reap the benefit of greater physical well being.

Overall, receiving a waiver deduction in addition to approval of our BEST grant request will provide the school the opportunity to pursue programming opportunities for current and upcoming Deaf students that will greatly enhance their future. Many areas of learning will be enhanced, including Music, Art, and Theater. Although space constraints currently limit are course offerings, this will no longer be a barrier in the new facility. With the approval of our application, Rocky Mountain Deaf School students will have the same opportunities as many other public school children to develop their talent and love for the arts.

#### **-Cost of complying with matching funds would significantly limit educational opportunity**

Rocky Mountain Deaf School provides the only educational programming in the Denver metro area that gives students a language rich, full access education. When students walk into our school, they can communicate to everyone in their school directly, without going through an interpreter. We believe this is essential in building their language skills, which ultimately impact learning.

In recognition that we must sustain this educational program for many years to come, RMDS must be cautious about taking on debt or stretching our financial resources to the point it could jeopardize the long term sustainability of our educational program.

Without the Rocky Mountain Deaf School, deaf students would have two options:

1. Enroll into the state boarding school in Colorado Springs
2. Attend mainstream schools in their home districts

Many of our students would most likely attend Colorado School for the Deaf and the Blind in Colorado Springs – the only other deaf school in Colorado. This choice requires a difficult decision for families. Either families must move to Colorado Springs, or place their children in the dorms. Parents who choose to place their children in the dorms at CSDB would only see their children on the weekends. For many parents this is a heart-wrenching decision. One parent recently wrote:

*I want the best education possible for my son. He thrives in an ASL environment and I need to be able to give him this and also be able to maintain my career in the Denver area. I want to be able to see my son everyday and know that he is okay. I want to be able to hug and kiss my son each night before he goes to bed. I want my son to have the same ASL experience that he has had over the last 3 years; high rated school, intelligent community of deaf people and the love and support of his immediate family.*

*-Myra (mother of an RMDS 9<sup>th</sup> grade student)*

Students who choose to stay with their families would have to enroll back in their district mainstream schools. Often, this choice is equally difficult. In mainstream settings, Deaf students become more socially isolated – most often depending on an interpreter for all communication and learning. Research has shown that Deaf students experience marginalization due to lack of communication in mainstream settings (Angelides and Aravi, 2006). Research also shows...and our own students' stories would support...that Deaf students experience bullying in mainstream settings at far greater rates than other students. Due to a lack of direct communication, bullying behaviors often go unreported.

In addition, we know that language, communication access and development is central to learning and the well being of deaf and hard of hearing children (The National Agenda) One students comments are captured below in Deaf Education; Voices of Children from Inclusion Setting (Cerney, 2007):

*I didn't like it when people talked and I didn't understand them. At my deaf school it is easy to talk to anyone any time. I talk with boys and girls. We talk outside at recess, in the after school program. People can get in different groups to talk. I spent a lot of time at the hearing school just waiting and bored, but at my deaf school, I can talk with anyone.*

*-Zack (age 10)*

*I attended a school for the deaf, and there are many deaf people there, and it is very easy to communicate and socialize with everyone. They don't have patience for the attitude that deaf people are mentally lower than hearing people. There, everyone is equal. So with easy communication I realized that I am not dumb and I can succeed in school. Now I know I can do things for myself. Now I am finally learning math, and I am catching up to algebra. I feel that I am also catching up in English.... It's different at a hearing school. If there aren't other deaf people there, then you might feel lonely or depressed, then you can't work or think. With other deaf people around, then you feel safe and it is easy to focus, think, and success.*

*-Jasmine (age 15)*

National Association of the Deaf released the statement that after many years of working with Deaf children, we believe strongly that "...direct and uninhibited communication access to all facets of a school's programming is essential for a deaf or hard of hearing child to realize his or her full human potential".



**-Safety Concerns**

Without support from the BEST program, our staff and students will continue to work and learn in an environment lacking the technology and infrastructure to keep them safe and secure in times of emergency. Neighborhood schools are keeping up with the ever changing safety climate, while the safety measures necessary at Rocky Mountain Deaf School are cost prohibitive.

Recent tragedies in schools have heightened our awareness of our deficiencies in the tools we need to keep our students safe. An improved system will prepare our students for potential emergencies, including: a clear and effective communication system, lighting system, and classroom doors that actually lock! We do have a flashing light system for fire drills, but not a strong communication system for other emergencies, such as: lock downs, adverse weather, etc. Approval of this waiver and our subsequent grant proposal, will ensure that our students have an appropriate and safe school.

Being in a strip mall with other storefront businesses such as a local bar and a hooka bar, poses additional safety issues for our students. There has been a continual change in tenants in the mall many of which aren't an appropriate match for a safe school environment. Additionally, the constant flow of traffic causes an unsafe loading and unloading area for drop off and pick up before and after school.

**CAPITAL RESERVES & BOND HISTORY:**

**-Capital Reserve**

|                             | 05/06       | 06/07       | 07/08        | 08/09        | 09/10      |
|-----------------------------|-------------|-------------|--------------|--------------|------------|
| Annual Cost of Lease        | \$60,000.00 | \$107,00.00 | \$131,543.58 | \$177,217.44 | 168,000.00 |
| % of revenue paid for lease | 9%          | 13%         | 15%          | 14%          | 10%        |
| Capital Reserve Revenue     | \$4,278.00  | \$6,437.00  | \$3,357.38   | \$4,169.74   | \$4,166.13 |
| Capital Reserve End Balance | \$0         | \$0         | \$0          | \$0          | \$0        |

Student enrollment has increased by over 45% within the last 5 years yet the Charter Schools Capital Construction Funding has decreased in per pupil- allocation leaving Rocky Mountain Deaf School with limited funding for a facility and maintenance. The dramatic increase in the cost of leased space has had an adverse impact on general funds, while still not meeting the safety and visual learning needs of our deaf students. Without the ability to create a Reserve Balance we are forced to pay monthly for leased space that is inappropriate for Deaf Education and below the acceptable standard for safety.

Due to the deteriorating condition of our current leased facility, and the lack of support from the landlord in resolving issues, we need to address the building concerns as quickly as possible. With the approval of a waiver, we will be able to build and move into a permanent space, instead of finding yet another inadequate leased facility. The current rental annual cost of \$175,000 a year could be better used to support maintaining our own permanent facility.

**-Bond History**

In fall 2008, Jefferson County School District requested a bond from the tax payers. If approved, Rocky Mountain Deaf School would have received over 1 million dollars to purchase property. However, the bond failed.

While the Jefferson County School District has offered to include RMDS in its next bond question, there are no current plans by the school district to pursue a bond question this year. RMDS did consider going to the voters seeking the 1 percent, ten year mill levy override as provided in Colorado statutes, but the estimated cost to RMDS for its share of the election costs makes this option impossible.

Under the 22-30.5-405 Mill levy for charter school capital construction, charter schools are able to receive the revenues generated by a special mill levy. But in any election, the costs of the election shall be borne by each charter school. We recently contacted Bob Christensen, Elections Logistics Manager of Jefferson County to determine the cost of this option. Mr. Christensen stated that the most inexpensive option would be a mail ballot election. The cost of a mail ballot election would be approximately \$100,000. The cost to add an item to the upcoming poll election, would cost the school nearly 1 million dollars. This high cost is due to the large size of Jefferson County, where they currently have 350,000 registered voters.

**OTHER RELEVANT FACTORS:**

|  |                             |
|--|-----------------------------|
| <b>-Changes in Insurance Costs</b>                     | No impact on waiver request |
| <b>-Changes in Salary</b>                              | No impact on waiver request |
| <b>-Other Increase Expenses</b>                        | No impact on waiver request |
| <b>-Changes in Enrollment</b>                          | No impact on waiver request |
| <b>-Changes in Revenue</b>                             | No impact on waiver request |
| <br>   |                             |
| <b>-Additional Projects</b>                            | None                        |
| <br>   |                             |
| <b>-Upgrades to technology, textbooks, or facility</b> | No impact on waiver request |
| <b>-Recent Unexpected Maintenance</b>                  | No impact on waiver request |
| <b>-Planned Maintenance or Equipment Replacement</b>   | No impact on waiver request |
| <b>-Busses and other Capital Purchases</b>             | No impact on waiver request |

## 4.7 Capital Campaign Status Report

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### CAPITAL CAMPAIGN STATUS REPORT

#### EXECUTIVE SUMMARY

An active Capital Campaign to raise the matching funds required for the BEST Grant began in the spring of 2009. In May of 2009, Rocky Mountain Deaf School contracted with a consulting firm to design and coordinate a capital campaign.

Both RMDS and the consultant recognized the difficulty in such an undertaking, given the current economic conditions and the demographics of the school. Unemployment in Colorado was approaching 10%. Many companies were downsizing. And charitable giving, including from many area foundations, was down by over 40%.

RMDS is a small enrollment school, coming from a demographic where up to 72% of deaf adults are unemployed; where the free and reduced lunch percentage ranges yearly from 40 to 65 percent; and where the school's reliance on excess cost formula funding makes setting aside an annual reserve impossible. These factors eliminated any significant internal funding sources.

RMDS began outlining its capital campaign in the traditional methods: preparing a case statement; organizing committees; and identifying and cultivating potential donors. Meetings were held with parents, staff and community volunteers to establish campaign committees. Four primary committees were established: Grant writing, donor recognition, in kind donations and donor identification.

As potential donors were identified, they were invited to attend a series of open houses and focus groups at the school. Elected officials, community leaders and representatives of foundations were also invited to attend. These open houses continued throughout the fall of 2009. In addition, many private tours were conducted. Professional athletes Jason Grilli (Colorado Rockies) and Jamaal Anderson (Atlanta Falcons) had offered to contact professional athletes for donations to RMDS.

Representatives from the Boettcher Foundation visited frequently with the director and the consultant about RMDS, their specific needs, and the BEST application. As a result of these efforts, the Boettcher Foundation awarded RMDS a \$100,000 grant, to be applied towards the BEST match. Members of the Boettcher Foundation staff offered to contact other area foundations on behalf of RMDS for additional support.

As a result of the efforts of the Boettcher Foundation, the Gates Family Foundation invited RMDS to submit an application for funding. An application has been submitted for \$200,000, with funding to be applied to the BEST local match. Consideration of the application is pending subject to RMDS obtaining commitments for 30% of its total goals.

Concurrent to this, RMDS was applying to the Jefferson County School District for a charter to open a high school program commencing in the fall of 2010. Marketing efforts for the capital campaign were piggy-backed with publicity for the high school program in order to both increase awareness of RMDS and to promote enrollment opportunities for the new high school program.

RMDS has conducted numerous fund raising programs including a motorcycle poker run rally, a fall festival, an end of the year tax donation appeal, a jail or bail and a golf tournament. RMDS also undertook a massive direct mail campaign, targeting

pre-qualified prospects as well as those who had attended the previous fall's open houses. The immediate result was a \$100,000 donation from Phil Anschutz and the Anschutz Foundation, again to be applied to the BEST local match.

In addition, the broker representing RMDS in its acquisition of property has agreed to donate his Brokers fees and commissions to RMDS. He estimates this to be approximately \$40,000.

The grant writing committee researched and identified various foundations and a common grant application was prepared. An application to the Kresge Foundation for \$500,000 is pending. Kresge was a targeted foundation in that two of the primary areas of interest for the Kresge Foundation are Special Education and building green buildings, requiring grantees to build to a minimum of LEED Silver standards. Several other grant applications were submitted and are pending review. A list of these foundations and potential donors is attached.

Most recently, we initiated a media campaign. We were featured as the Cause of the Month on KOOL 105 for January 2011. This included a 30 minute interview with the director and founder of RMDS, which aired on three radio stations. In February, we sent out a press release which resulted in news coverage on CBS 4 evening news, an article in the Denver Post and a feature article in the Golden Tribute. This has resulted in numerous contacts from potential donors.

The In Kind Donations Committee has secured numerous commitments for donations of labor and material for the actual construction of the new facility. Such donations will be accepted subject the approval of the architect and general contractor and after assuring that all such donations are in compliance with LEED certification. Such donations have not been considered as part of the local match.

Similarly, RMDS has had discussions with the Governor's Energy Office to pursue advice and funding for energy efficiency components of the new facility.

Attached is a breakdown of the secured funds, contingent donations and outstanding requests.

| <b>Secured Funds</b>            |                     |
|---------------------------------|---------------------|
|                                 | <b>Award</b>        |
| Boettcher Foundation            | \$100,000.00        |
| Anshutz Foundation              | \$100,000.00        |
| Corporate and Private donations | \$20,000.00         |
| Media Campaign to date          | \$850.00            |
| The Education Nonprofit Corp    | \$3,750.00          |
|                                 |                     |
| <b>Secured Funds Balance</b>    | <b>\$224,600.00</b> |

| <b>Capital Campaign Fees</b>    |                     |
|---------------------------------|---------------------|
| Interprefers, mailers, etc.     | \$14,000.00         |
|                                 |                     |
| <b>Capital Campaign To Date</b> | <b>\$210,600.00</b> |

| <b>Contingent Donations</b> |              |
|-----------------------------|--------------|
|                             | <b>Award</b> |
| Broker Fee                  | \$40,000.00  |

| <b>Outstanding Requests</b>           |                       |
|---------------------------------------|-----------------------|
|                                       | <b>Request</b>        |
| Kresge                                | \$500,000.00          |
| Gates Foundation                      | \$200,000.00          |
| H.K. and A. Johnson Foundation        | \$100,000.00          |
| Walton Family Foundation              | \$200,000.00          |
| Charles Lafitte Foundation            | \$200,000.00          |
| El Pomar                              | \$50,000.00           |
|                                       |                       |
| <b>Outstanding / Contingent Total</b> | <b>\$1,290,000.00</b> |

| <b>Funder or Foundation</b>                   | <b>Date Submitted</b> | <b>Response</b>  |
|---|-----------------------|--|
| Helen and Authur E Johnson Foundation         | 04/12/10              | reviewed by board and Denied                                     |
| Coca-cola                                     | 05/20/10              | Request we check website this fall for options                   |
| Gannett Foundation - 9news                    | 05/05/10              | Denied   |
| Bonfils Stanton                               | 04/15/10              | Please contact Susan France for further information 303-825-3774 |
| Kenneth King Foundation                       | 06/05/10              | Please check website for Fall 2010                               |
| The Edmund and Eleanor Quick Foundation, Inc. | 08/17/10              | Denied   |
| The Tointon Family Foundation                 | 05/17/10              | Denied   |
| Richard E. and Nancy p. Marriot Foundation    | 05/13/10              | RMDS not in their geographic area of donation                    |
| Bill and Melinda Gates Foundation             | 05/13/10              | Does not fit their donation focus area                           |
| The Leighty Foundation                        | 06/01/10              | Denied   |
| Dan Marino Enterprises                        | 05/05/10              | Denied   |
| Yum Brands Foundation Inc                     | 05/04/10              | Denied   |
| Donnell - Kay Foundation                      | 04/22/10              | Denied   |
| Chicago Blackhawks                            | 04/27/10              | Do not accept out of state requests                              |
| Perot Foundation                              | 04/27/10              | Denied   |
| Wynn Resorts                                  |                       | Only NV requests accepted  |
| Temple Houne Buell Foundation                 | 04/14/10              | Only Early Childhood Centers                                     |
| Cooper Industries Foundation                  | 05/06/10              | Denied   |
| Hallmark Corp                                 | 05/04/10              | Denied   |
| Larry Prince Genuine Parts Company            | 04/26/10              | Denied   |
| lucasflim Foundation                          | 04/26/10              | California projects only   |
| USBank  | 04/23/10              | Denied   |



|                            |            |   |
|----------------------------|------------|---|
| DJ & T Foundation          | 05/03/10   | Focus is on Companion Dogs                      |
| Cal Ripken Jr              | 05/07/10   | Denied  |
| Penske Corporation         | 06/21/10   | Denied  |
| Rose Community Foundation  | 07/06/10   | Denied  |
| CBN                        | 04/28/10   | Focus is on Christian Schools                   |
| Gates Family Foundation    | 04/07/10   | Resubmit when funds reach 30% of total required |
| Kresge Foundation          | 12/17/2010 | Pending   |
| Charter School Growth Fund | 1/12/2011  | Pending   |
| Walton Family Foundation   | 1/25/2011  | Pending   |
| Charles Lafitte Foundation | 1/24/2011  | Pending   |
| El Pomar                   | 2/15/2011  | Pending   |

## Provisions for Charter Schools

Over the course of the last 10 years, Rocky Mountain Deaf School has put forth significant effort to acquire an appropriate educational facility. Although RMDS was initially located within a Jeffco Public School, the shared space was not adequate for the increasing needs of our student population and we needed to relocate. At that time, there was no other Jeffco Public school available that met our needs. Since that time we have been leasing space within a variety of inadequate facilities while continuing to investigate school buildings and land within the authorizing district.

Jefferson County School District developed a Facilities Master Plan, which indicated possible school closings within the authorizing district. Since the development of the plan, RMDS has been communicating with the district Charter liaison, John Peery as well as the Executive Director, Facilities Planning and Construction Management, Cheryl Humann to discuss possible school vacancies or land availability. Although these discussions with the district representatives have been positive and productive, the opportunity to collaborate in attaining a building or land has not presented itself. On January 21, 2011, we received an email stating that the Jefferson County School Board would put the proposed facilities master plan on hold and they would not have any vacant buildings available for us in the near future. Currently the authorizing district does not have options for Rocky Mountain Deaf School to use or acquire a facility or receive financial support.

Other options have been researched over the past 10 years including capital financing. Although CECFA is an option for most charter schools, without the ability to build a reserve RMDS does not have the funds needed for a down payment. Our unique financing structure limits investor confidence and such limits our borrowing ability.

In fall 2008, Jefferson County School District requested a bond from the tax payers. If approved, Rocky Mountain Deaf School would have received over one million dollars to purchase property. However, the bond failed.

While the Jefferson County School District has offered to include RMDS in its next bond question, there are no current plans by the school district to pursue a bond question this year. RMDS did consider going to the voters seeking the 1 percent, ten year mill levy override as provided in Colorado statutes, but the estimated cost to RMDS for its share of the election costs makes this option impossible.

Under the 22-30.5-405 Mill levy for charter school capital construction, charter schools are able to receive the revenues generated by a special mill levy. But in any election, the costs of the election shall be borne by each charter school. The cost of a mail ballot election would be approximately \$100,000. The cost to add an item to the upcoming poll election, would cost the school nearly one million dollars. This high cost is due to the large size of Jefferson County, where they currently have 350,000 registered voters.



*Building Bright Futures*

Dr. Cynthia Stevenson  
Superintendent  
1829 Denver West Drive #27  
Golden, Colorado 80401-0001  
email: cstevens@jeffco.k12.co.us  
office: 303-982-6800  
fax: 303-982-6806

February 17, 2011

Ted Hughes, Director  
Capital Construction Assistance  
Colorado Department of Education  
1525 Sherman St. Suite B-17  
Denver, CO 80203

Dear Mr. Hughes,

Jeffco Public Schools fully supports the Rocky Mountain Deaf School's BEST application to the Colorado Department of Education for the purpose of the construction of a permanent facility for the school.

Our district's Call to Action ensures a safe learning and working environment for all school children and district personnel. This grant will enable the school to build an appropriate and permanent facility and allow them to move out of rented space in a shopping mall. The school district does not have an available space for the school, nor are there funds to assist the school in this endeavor.

We are proud of the efforts of the Rocky Mountain Deaf School in their work with deaf students and their families and support their work to achieve the highest academic achievement for their students. This move would allow the school to better meet the needs of the deaf community and achieve their goals.

Sincerely,

A handwritten signature in cursive script that reads "Cynthia Stevenson".

Dr. Cynthia Stevenson  
Superintendent

## Summary of the per pupil operating revenue

| <b>Revenue 2010/2011</b> |                  |
|--------------------------|------------------|
| Per Pupil Revenue        | \$316,952        |
| <b>Total</b>             | <b>\$316,952</b> |

| <b>Facilities Operating Expenses 2010/2011</b> |                  |
|--|------------------|
| Building Lease                                 | \$168,000        |
| Gas and Electric                               | \$27,000         |
| Dump and Refuse                                | \$1,000          |
| Contracted Maintenance and Repair              | \$29,000         |
| <b>Total Operating Costs</b>                   | <b>\$225,000</b> |

71% of the PPR received from the state is used to cover the facility and the Excess Cost Revenue is the backfill for Special Education Costs. Currently 13% of the total budget is dedicated to facility operating expenses.

# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** ROCKY MOUNTAIN DEAF SCHOOL

**Sort Order #:** 148

**County:** JEFFERSON

**Applicant Priority #:** 1

**Project Title:** New PK-12 Deaf School

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

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

We have revised our application in the following ways to address the requests of the board from the 2010 application process:

- Our proposed school size is considerably reduced. We understand that our last application was too large given our present school population. We have reduced our program area (28%) and construction cost (35%) request this year significantly.
- We are not building for growth under this grant request. Rather, we are planning a school which will accommodate a preschool through high school student population based on current enrollment patterns.
- We are striving to do more with less. Not only have we reduced the size of our school program and construction budget, we have reduced our cost per square foot request by approximately 10%. We have been working diligently with a Front Range, K-12 contractor to study project costs and to make sure we are getting the most out of our budget, and making our request as reasonable and defensible as possible.

To provide background on the project for those not familiar with last year's application, we have included a summary of the reasons RMDS is submitting a 2011-2012 BEST Grant application.

Rocky Mountain Deaf School is currently located in a storefront building within a strip mall. We have relentlessly struggled with a failing roof, structural problems, inadequate fire safety, asbestos, code issues, inadequate educational suitability, overcrowding, faulty and dangerous electrical service, poor indoor air quality, as well as a lack of ADA accessibility.

As a result of these deficiencies, we constantly address life and safety issues. Fire drills and lock downs are challenging with faculty and students who cannot hear announcements or the fire alarm. Up-to-date technology and appropriate building design will finally meet these safety needs within our school.

We know firsthand how a poor quality facility can impact learning in the classroom. Our teachers endure teaching under leaking roofs, cold classrooms, and often spend their time plunging clogged toilets, and carefully watching as an assortment of strangers move past the playground from the surrounding stores. Our teachers confront these complications with good humor and a positive attitude. And yet, we know that without a physically safe and code compliant space, it becomes increasingly difficult to offer a full, focused and high academic educational program.

Rocky Mountain Deaf School includes two distinct programs:

1. Rocky Mountain Deaf School Departments: Early Childhood, Elementary School, Middle School, High School Providing intensive support to enable students to achieve on or near grade level.
2. RMDS-Deaf Plus Program: Serving students with the dual diagnoses Deaf/Autistic

The distinct needs of each age group mandate specific space requirements. Our low student to teacher ratio, and wide range of ages served, necessitates a unique space per student ratio. Recommendations from the National Standards for Facilities for Deaf, Hard of Hearing, and students with Cochlear Implants place this number at nearly 500 square feet per student. In a world driven by sound, deaf students learn, communicate, and thrive through visual means, rather than auditory means. In order for learning to be fully accessible for them, their environment must recognize and support visual learning. By designing a school to meet these distinct visual needs, we maximize learning and increase educational outcomes. By supporting the Rocky Mountain Deaf School's proposal, the BEST grant is not only solving the dangerous life and safety issues for Deaf students, but also providing them with a facility that promotes the success of our students today, and future generations. Our community's extraordinarily strong and passionate commitment to what's best for our students, has led us on this mission to pursue the BEST grant. Without BEST funding, a permanent facility will remain out of the School's reach.

## Issue: School Replacement

### Deficiencies Associated with this Issue:

To understand the existing facility deficiencies, specifically the programmatic and operational deficiencies, one must first understand the unique teaching methodology of the Rocky Mountain Deaf School (RMDS). Therefore, an Executive Summary of the project has been included below to help the BEST Staff and Board understand the project proposal in context.

### Executive Summary

The Rocky Mountain Deaf School (RMDS) was founded in 1997 on the belief that Deaf children in Colorado should have a school

that recognizes their unique social and learning needs. The RMDS curriculum sets high academic expectations and aims to build self-confidence and self-awareness in Deaf students so they become successful, self-reliant and hardworking citizens.

### A New Facility to Match the RMDS Mission

Many Front Range parents choose RMDS as the educational option for their deaf children. Yet still, some parents choose not to send their children to RMDS because the existing facility is less than ideal. RMDS has adapted to make the most out of its current facility; however, this facility has two main issues:

The quality of the spaces has deteriorated to the extent that the environment is unsafe for the children and administration; and

There is simply not enough square footage available to support student enrollment and academic curriculum.

For these reasons, the Rocky Mountain Deaf School is requesting BEST Grant funds for a new facility. A new facility would provide a safe, secure, glare-free, acoustically sound and barrier-free environment for deaf and hard of hearing students who require a unique learning environment that cannot be supported in a standard, mainstream school.

A BEST Grant approval for a new RMDS building would also allow RMDS to serve (at opening) 100 students. School districts in the greater Metro area could save thousands of dollars in interpreting costs each year as more deaf and hard-of-hearing students enroll in RMDS. The Hardship Letter found in this Grant application will outline potential district cost savings.

The proposed building is a one story facility comprised of approximately 32,275 assignable square feet and 46,107 gross square feet. The design for the new school includes the necessary educational components for Preschoolers through 12th graders – instructional spaces such as classrooms, art rooms and science labs; administrative offices; and core facilities such as a library and gymnasium which will be used by the school and community members after-hours and on weekends. RMDS differs from a typical mainstream school by its inclusion of unique support components within the school. Spaces such as the Spoken Language Program (SLP) rooms, Individualized Education Program (IEP) rooms, Occupational/Physical Therapy room, Sensory environments and Outreach/Transition rooms are just a sampling of rooms essential in a Deaf school to fulfill the Special Needs requirements of the student population. A description of space justifications can be found in Section 2.3 Space Planning Assumptions. A detailed description of the proposed building can be found in Section 3.3.A Architectural Narrative.

Total project cost is \$12,779,472 (hard + soft costs). The hard cost for the project is \$7,613,036 and equates to \$165 per square foot and 461 sf per student. As members of the BEST Grant Staff and Board will conclude, the square footage per student is higher than typical Jefferson County schools. Several factors have contributed to this outcome (a detailed description of these factors can be found in Section 2.4 Comparison of RMDS to Jefferson County Schools and National Deaf Schools):

**Higher SF per Student:** Due to the high needs of individual students, as well as the distinct needs of each age group, a low teacher/student ratio is critical to meeting basic learning needs.

**Deaf Support Spaces:** Specialized support spaces and classrooms not typically found within mainstream classrooms are required at RMDS.

**Core Facilities:** A gymnasium is provided in the project so that Deaf students can access competitive sports.

**Circulation:** When walking down an RMDS corridor, one would frequently see 2 to 3 people in conversation, walking side-by-side so that the conversers can see each other. The new facility has been planned to accommodate wider corridors than typically found in a mainstream PK-12 school. The increased circulation space facilitates communication in sign language.

**Soft costs for the project amount to \$5,041,436 (including land).** There are several cost drivers that have forced soft costs slightly higher than other state of Colorado schools:

**Site Acquisition Cost:** The preferred RMDS site is approximately \$1.75M. A higher site value results from limited appropriate available sites that meet RMDS needs. RMDS must be located within the Jefferson County School District, where most land values are higher than rural or outlying communities in Colorado. A centralized location is imperative to accommodate students from the multiple districts RMDS serves. The identified site will support RMDS efforts to maintain the current student body and established transportation routes.

**Technology Infrastructure:** The presence of a rich mixture of infrastructure, data distribution equipment, smart boards, phone systems and visual alert safety messaging systems must be considered within classrooms and core spaces.

**Deaf Design Consultant:** The project design team will include a Deaf Design Consultant who will guide the rest of the design team in



making wise decisions for a Deaf and hard-of-hearing student population.

Interpreters: Due to the nature of working with a primarily Deaf student and teacher population and working with a Deaf design consultant, interpreters will be needed to facilitate communication at all design workshops and coordination meetings.

#### Operational Costs

The RMDS Building Committee has carefully studied the cost implications of building our new school. They have researched local costs and understand that the average cost to operate a Jefferson County elementary school is typically in the range of \$3.95 to \$4.30 per square foot (source: Jefferson County Public Schools). RMDS operates the existing facility at approximately \$11/SF for a total of \$227,000 per year; the considerably higher cost per square foot is due to a multitude of factors, including the leasing terms of the strip mall space they occupy. The proposed new, more efficient facility, requiring less maintenance will cost approximately \$198,260 (on the high end), saving almost \$30,000 annually (using the Jeffco standard costs).

#### Realizing the RMDS Strategic Plan

The RMDS community has been actively engaged in a comprehensive Strategic Planning process. Parent, student, staff, faculty, Board and community member input has been solicited to formalize a clear path toward accomplishing their educational goals. The resulting Strategic Plan (included in Section 5.4 Strategic Plan) will guide the RMDS administration, staff and Board members as they coordinate priorities and maximize school performance.

RMDS is the only school in the Denver metro area offering a program specifically designed to meet the needs of deaf students. For this reason, RMDS has a firm goal to serve all deaf and hard of hearing students who can benefit from this educational option.

While this goal is vital to the RMDS Strategic Plan, it challenges the space capacity of the current facility. In the fall of 2010, RMDS opened a high school program to accommodate the graduated Middle School students. Based on the average retention rate for the past 4 years of 95%, RMDS expects most of their current students to attend the new High School. To create space for this new program, the administration dismantled a space formerly occupied by the Middle School. For the next three years, RMDS will create a new high school grade level. By 2013, RMDS will have a complete high school including grades 9 through 12. The school is already in dire need of more space to accommodate its existing program and by 2013, RMDS will reach its breaking point. The school will need to lease additional space in the strip mall (if even available), placing the high school an unsafe distance from the watchful eyes of RMDS administration. Administration will need to travel through a maze of corridors and teaching spaces, approximately 200 feet long, to access the high school classrooms. For a student body that requires close monitoring, this situation is far from ideal.

Even though RMDS has experienced phenomenal growth since its formation, this application does not reflect a request for funding projected growth. Instead, the new facility has been planned accordingly to accommodate existing grades (preschool through 9th grade) plus the new (10th through 12th grade) high school program. One will see on the enrollment chart (page XX) that with the addition of each high school grade level, by 2013 the student enrollment will reach 100 students. The new facility has been planned to accommodate this number.

#### Proposed Facility to Foster District and Community Partnerships

A new facility would promote outreach opportunities to the greater Deaf community. Currently, almost 1400 Deaf and Hard-of-Hearing students live in the Denver Metro area. The Rocky Mountain Deaf School partners with 12 school districts to provide educational programs for Deaf and Hard-of-Hearing Students. By sending Deaf students to RMDS, districts meet the state of Colorado's mandate as set forth in the Deaf Child's Bill of Rights—to provide an education to Deaf students wherein they have access to language peers of the same age and ability level.

A new facility would allow RMDS to expand existing programs which serve a diverse community. Plays, cheerleading, basketball and ASL classes are just a few of the programs RMDS offers to any Deaf student in the Metro area. In addition to these extended program offerings (after school activities), RMDS shares space with the adult Deaf community. Organizations within this community, such as the Colorado Association of the Deaf (CAD), Veditz Center and the Colorado Commission on Deaf and Hard-of-Hearing, often rent the school for monthly and committee meetings, interpreting educational meetings, Deaf church events and community gatherings. RMDS also partners with other educational and parent groups, such as the Hands and Voices organization and Early Literacy Development Initiative (ELDI) to provide family literacy training. A new facility with sufficient space would allow RMDS to host more community events and share building space with additional community members. A more detailed description of community partnering within the new facility's gym and auditorium can be found in Section 2.3 Space Planning Assumptions.

The Design Team recognizes that there may be questions related to Deaf school education—why Deaf schools exist and why all

Deaf children aren't mainstreamed into traditional schools. Therefore, the remainder of the Summary will discuss these issues and how RMDS evolved.

### Need for Deaf Education

The need for language rich deaf education is supported by the U.S. Department of Education, which in 1992, issued Policy Guidelines stating:

"The disability of deafness often results in significant and unique educational needs for the individual child. Major barriers to learning associated with deafness relate to language and communication, which, in turn, profoundly affect most aspects of the educational process. [The] communication nature of the disability is inherently isolating, with considerable effect on the interaction with peers and teachers that make up the educational process. This interaction, for the purpose of transmitting knowledge and developing the child's self-esteem and identity, is dependent upon direct communication. Yet, communication is the area most hampered between a deaf child and his or her hearing peers and teachers."

"The Secretary of Education is concerned that the Least Restrictive Environment (LRE) provisions of the Individual with Disabilities Education Act (IDEA) and Section 504 are being interpreted, incorrectly, to require the placement of some children who are deaf in programs that may not meet the individual student's educational needs. Meeting the unique communication and related needs of a student who is deaf is a fundamental part of providing a free appropriate public education (FAPE) to the child. Any setting, including a regular classroom, that prevents a child who is deaf from receiving an appropriate education that meets his or her needs, including communication needs, is not the LRE for the individual child. Placement decisions must be based on the child's Individualized Education Program (IEP). The decision as to what placement will provide FAPE for an individual deaf child—which includes a determination as to the LRE in which appropriate services can be made available to the child—must be made only after a full and complete IEP has been developed that addresses the full range of the child's needs."

As is apparent in the text above, one type of educational environment is not a one-size-fits-all approach for Deaf students. One Deaf student may thrive in a mainstream school, while another may flourish in a Deaf academic setting. RMDS was founded to offer Deaf students and parents a choice in academic life. Before RMDS was created, there were only two options for Deaf students in Colorado:

- 1) Mainstream schools where communication is filtered through a state-funded interpreter throughout the school day; or
- 2) The Colorado School for the Deaf and Blind, a boarding school in Colorado Springs where children stay in a dorm, instead of living with their parents during the week.

Once RMDS opened its doors, Front Range Deaf students finally had a local school option where they could communicate in their native language (ASL) and live with their parents during the week.

### Effects of Mainstream Deaf Education

There is ongoing debate on whether or not Deaf children should be "mainstreamed". Many parents and educators of Deaf students believe that Deaf schools' specialized teaching methodologies create higher achieving, more self-confident students who are better equipped for life in the "real world".

Information provided by the Colorado Commission on the Deaf and Hard-of-Hearing indicates that as many as 75% of Deaf adults in Colorado are unemployed. Most of the Deaf adults in Colorado were integrated into mainstream schools. It is widely believed that the unemployment rate in Colorado's Deaf adults is attributed to low expectations for Deaf students in the mainstream school system.

The RMDS educational curriculum intends to correct this gap in the workforce. To understand how, one must understand the academic and social differences in teaching methodologies.

### Mainstream Deaf Education v. RMDS Education

#### Expectations

**Mainstream Schools:** Research shows that Deaf students in mainstream classes are often asked the easy questions, and not held to the same high level of expectations as their hearing peers.

**RMDS:** Rocky Mountain Deaf School believes Deaf children are fully capable of succeeding academically. Therefore, teachers hold students to high expectations in a rigorous learning environment. Deafness is NEVER viewed as an excuse for not learning.

### Learning Outcomes

Mainstream Schools: Research shows that often Deaf students in mainstream classes are isolated. They communicate with their peers and teachers through an interpreter. Few hearing students learn to communicate enough to have a full conversation with their Deaf peers. Therefore, Deaf students are often quiet in class and less academically involved.

RMDS: Students are engaged in extensive interaction with their peers, teachers and others outside of the classroom. These collaborative learning experiences greatly enhance their vocabulary and general knowledge. In addition, teaching methods are geared towards Deaf students. Best practices in Deaf education are implemented throughout the school, as every teacher has a master's degree in Deaf education.

### Positive Identity

Mainstream Schools: Mainstream schools often have few other Deaf or Hard-of-Hearing students, so Deaf students often stand out as "the Deaf student". Other Deaf and Hard-of-Hearing students attending the school may not know ASL or be involved in Deaf culture; therefore students may not experience a sense of belonging and instead always feel different.

RMDS: Being Deaf is a positive state of being at RMDS. Surrounded by positive Deaf role models, students are more able to visualize a successful future for themselves. Students, faculty, and staff have a shared culture – Deaf culture. This shared culture instills in children a sense of belonging. Everyone is deaf and no one stands out.

### Information Access

Mainstream Schools: Communication is the area most hampered between a Deaf child and his or her hearing peers and teachers. In many mainstream schools, information may not be presented appropriately or in a visual manner. Interpreted education may lack quality, due to interpreting errors, or interpreting that does not match the students' preferred mode of signing. This lack of accessible communication often impacts the learning of students in mainstream settings.

RMDS: Information is presented visually. Students have direct communication with teachers and their peers. Classes use adapted services and tools to create a fully language accessible environment. Advancements in technology, such as videophones, are also in every class, giving deaf students and teachers the ability to access outside communication.

### Social Life

Mainstream Schools: In many Mainstream schools, Deaf students are socially isolated. Hearing students may not know sign language and all interactions are dependent upon an interpreter. It is often difficult to carry on a conversation with another teacher or student at the spur of the moment or discuss personal issues.

RMDS: Students have many opportunities to make friends. Students, faculty and staff know sign language which makes interaction easy. Activities and programs are geared for deaf students. In many ways, a Deaf school looks very similar to a mainstream school for hearing students, where students have a variety of relationships within their peer groups.

### Conclusion: A Needs and Value-Based Justification

RMDS provides an academic curriculum tailored to educating an underserved Front Range student population. A new facility with adequate program areas, school resources and unique teaching environment is needed to fully nurture Deaf and Hard-of-Hearing children. The Rocky Mountain Deaf School has created a vision of what this special school should be, thoroughly supported by relevant data, costs and verifying documents. The complete body of this information is included within this application.

Some of the life safety concerns have been addressed in the CDE Assessment Report, found in Section 8, Facility Master Plan. However, this report does not address the entire scope or gravity of the deficiencies found in the existing facility. There are several significant concerns that could and arguably will, in time, adversely affect the safety and welfare of the school's students, faculty and staff. As in most leased spaces, RMDS is responsible for any damaged/broken systems within the confines of the exterior walls. The building envelope—exterior walls, roof and site are the responsibility of the landlord. However, the landlord for the Applewood Grove Shopping Center is an absentee landlord is negligent in repairs of the roof and exterior of the building. Evidence of this neglect is apparent in the photographs throughout this application.

### FIRE CODE

#### Structural Safety:

All buildings must be designed so that the health, safety and welfare of the public is preserved. Buildings must also be preserved so that the structure is not compromised when damage to the building envelope occurs. The roof of the facility leaks and has been ill-repaired by the building landlord. Continuous requests to adequately repair the roof have been left unanswered by the absentee landlord. Consequently, the water has damaged the structure of the facility, leading to roof beam cracks and potential rotting of

the wooden beam structure.

#### Sprinkler System:

As mentioned in Section 4, in the CDE Assessment Report, the sprinkler system was installed in 1960 and is beyond its 30-year service life. The main riser that serves the entire shopping center is located in the RMDS space and shows signs of deterioration. Sprinkler heads are also not located correctly—there are too few sprinkler heads and many are located too close to walls and would not extinguish a fire. The CDE Assessment Report recommends that the sprinkler riser and entire sprinkler system be replaced. Needless to say, in the event of a fire and the sprinkler system fails, the safety of building occupants is compromised and loss of life could occur.

#### Egress Doors:

The interior egress doors from classrooms and other spaces do not incorporate smoke seals, closers and fire rating labels.

Due to freeze/thaw cycles and lack of expansion joints, the door openings/frames move. Consequently, exterior and interior doors do not close or, conversely, doors are essentially locked in place so that occupants cannot adequately close doors or enter/leave a space until the door is re-hung. A repair person has come to RMDS on multiple occasions to rehang many of the exterior and interior doors.

#### Horizontal Exiting:

As the existing plans indicate, the middle school is located in the southern area of the building. The door between the middle school spaces is a horizontal exit, yet there is no fire separation at the walls. The partitions do not extend to the structure. There are also no fire separations between the school itself and adjacent businesses.

#### Emergency Notification System:

The school currently uses a visual, flashing light system as its fire alarm system. This is an adequate alarm system in the event of a fire; however, this does not serve as adequate emergency notification system for other emergencies such as calls for help, lock downs or adverse weather. Traditional notification systems that incorporate audible alarms, PA systems and intercoms do not serve as effective communication tools for the deaf population. As the deaf students and teachers cannot call for help in an emergency situation, an interactive notification system is paramount. Everyone in the school should be able to call for help, pass along a timely warning, or receive a warning anytime, anywhere. A teacher shouldn't have to choose between staying with students and calling for help.

#### Fire Lane:

The strip mall parking lot does not designate a fire lane for the shopping center, and does not have "No Parking" signs for fire truck access. A fire lane cannot be implemented, as the required area is currently a student drop-off.

## AMERICANS WITH DISABILITIES ACT (ADA)

#### Path of Ingress: (See Figure 2.1.A.c)

The entry sequence into the building contains a number of deficiencies, especially for those who are physically disabled. The ADA parking spots are not located directly adjacent to the building—they are located approximately 25'-0" from the front entrance. The entrance door hardware is not ADA accessible. ADA push buttons do not exist and the door levers are non-compliant.

#### ECE Playground: (See Figure 2.1.A.d)

The preschool playground is elevated with no ramp into the play area. The playground also uses wood chips as a playground base, but the chips are not Engineered Wood Fibers (EWF) and therefore are non-compliant.

## OTHER LIFE SAFETY DEFICIENCIES

#### Restroom Safety: (See Figure 2.1.A.e)

All elementary school children, parents, faculty, bus drivers and visitors share the same restroom. This presents a great concern for the safety of these young children. These young children must be monitored very carefully. However, because the classrooms do not have adjacent restrooms dedicated to the elementary school, a teacher must often stop class to take children to the restroom. There are additional problems with this configuration: if a male child uses the restroom and a bus driver or visitor is also in the restroom, it is not possible for the female teacher to supervise the child, leaving the child alone in the restroom with a stranger.

#### Bus Drop-Off: (See Figures 2.1.A.f and 2.1.A.g)

The bus and parent drop-off area is located directly in front of the main entrance to the school, within the strip mall parking lot and

main vehicle service street. This presents serious problems—a child that escapes the grasp of a parent’s hand is only a few steps from running into a car traveling at close to 25 mph or greater. There are also no markings designating a school zone, indicating to other strip mall customers that a school exists in the area, as recommended in CDE guidelines.

#### Plumbing Fixtures:

The water closets in the main restroom consistently backup and overflow. RMDS administration has hired various plumbers to fix the plumbing problems; however, this only seems to be a temporary fix. In a short period of time, the plumbing fixtures backup and overflow again. RMDS administration and students/staff, unclog toilets regularly.

#### Water Infiltration Issues:

The roof and overflowing plumbing fixtures are suspected to have caused more than structural issues and inconveniences. While a study has not yet been conducted, there are suspicions that the interior environment may be compromised because of repeated water infiltration issues.

#### Indoor Air Quality:

As indicated in the CDE Facility Assessment Report, there is a poor amount of fresh air provided in the school. The ventilation within the building is also inadequate. As a result, smells from semi-adjacent restaurants infiltrate the school and linger for hours.

#### Asbestos:

Before the Free Horizon Montessori School inhabited the space in 2003, the Montessori administrators directed an independent body to conduct an asbestos assessment of the building. Risk Management Services, Inc. (RMS) identified the Vinyl Composition Tile (VCT) and mastic as containing 5% Chrysolite asbestos. They also found the overhead furring in some areas of the facility have drywall mud containing asbestos. RMS completed an Asbestos Management Plan for the facility on June 20, 2003. Free Horizon subsequently completed a renovation of the space, abating only some of the material, to accommodate the new design.

When RMDS took over the space from Free Horizon in 2006, the space was adapted “as is” with no renovation occurring until 2008, when the adjacent storefront space (approximately 2,300 sf) was leased to accommodate the new middle school program. At this time, another inspection was performed, and the space was also identified to contain asbestos. See Figure 2.1.A.k. specifically, the existing carpet adhesive was identified to contain 8% Chrysolite. The recommendation from RMS was to abate the asbestos prior to the placement of new carpet. RMDS proceeded to complete a minimal renovation, only to create a wall opening so that the adjacent space could communicate. The carpet remained in place, undisturbed.

As shown in Figures 2.1.A.h, 2.1.A.i and 2.1.A.j a majority of the carpet in the facility is rolled and needs replacement. However, as the risk management company recommended, if carpet was to be removed, the floor tile and associated mastic would need to be abated. As the hardship letter indicates, the Rocky Mountain Deaf School does not have the funds to abate and replace the carpet in the facility.

The results from the Asbestos Assessment Report and associated Management Plans are located in Section 5, The Appendix.

There are numerous deficiencies that plague each space in the current RMDS building. The most common programmatic/operation deficiencies that affect all building users are:

- Lack of instructional space
- Acoustics throughout the facility is very poor due to noise from the mechanical systems, barking from an adjacent animal grooming facility and traffic noise from the strip mall parking lot. This is disruptive for hard-of-hearing students and teachers with cochlear implants, as extraneous noise can cause acoustic feedback and loud buzzing sounds in the device.
- Lack of static dissipative carpet and tile. This deficiency is particularly important for those with cochlear implants. Buildup of static electricity can cause the device’s memory to reset.
- Poor quality of instructional space
- Visual distraction
- Poor lighting/glare
- Lack of storage
- Lack of support areas for physical activity
- Lack of assembly/community areas

A specific list of deficiencies, broken out by each department, is listed in the following paragraphs.

## Early Childhood Education School Space Deficiencies

### ECE Instructional Spaces (See Figure 2.1.B.a)

Space deficiencies: The most significant deficiency for the ECE department is lack of classrooms. The Learning Center Toddler class is currently closed, as they did not have enough space to accommodate the class.

Licensure Space Deficiencies: There is a preschool classroom that does not comply with requirements as dictated by the Colorado Department of Human Services Division of Child Care. The classroom is not connected to its own outdoor play space.

Environmental Deficiencies: The carpet within the classrooms has deteriorated to the extent that they are rolling and coming up. Students frequently trip as they walk on the carpet.

Lack of Storage: There is no space to store cots, arts supplies and teacher resources. These items are often stored in the hall, which affects egress from spaces in the building.

### ECE Playgrounds:

Toddler Playground Safety: The toddler playground just barely meets the basic requirements of the licensure code. The fence is unsafe and the play structures are not adequately anchored to the ground. The play surface is rough and uneven and causes students to trip and fall.

Preschool Playground ADA Accessibility: There is no ramp leading into the play area for wheelchair access.

## Elementary School Space Deficiencies

### Elementary School Instructional Spaces

First Grade Space Deficiencies: There is currently no space for a dedicated 1st grade classroom. Therefore, the 1st grade students are taught in the Kindergarten and 2nd grade classrooms.

5th Grade Space Deficiencies: There is no dedicated classroom for the fifth grade students. They share space with the 3rd and 4th grade students. This is very distracting for students, as all three grades are taught at the same time.

Lack of dedicated restrooms: All elementary school children use the restrooms adjacent to the Multi-Purpose Room. This is also the only restroom for bus drivers, parents and visitors. Teachers cannot monitor the children easily and there are opportunities for children to be alone with strangers.

Glare and distraction issues: There is a large wall of windows in the current space which creates excessive amounts of glare. The windows also look out onto the strip mall parking lot which creates visual distractions for the students. Because the students can only absorb lessons by visual communication, they miss large amounts of information if they can't see ASL instruction. (See Figure 2.1.B.b)

## Middle School Space Deficiencies

### Middle School Instructional Spaces

(See Figure 2.1.B.c)

Space Deficiencies: Deaf students need to see each other to communicate. Therefore, the formation of arranging desks in rows is not suitable for RMDS students. Their desks must be arranged in a semi-circle so students can see one another and interact. There is not enough space to set up 10-12 desks in a semi-circle in two of the three small teaching areas.

Internal Visual/Acoustic Distractions: There are currently three middle school classrooms in one open room, divided by partial height temporary partitions. If a student needs to go to the bathroom, they literally have to walk through two teaching spaces to get to the bathroom. The classes are constantly interrupted (visually) by students and teachers in adjacent classrooms.

External Visual Distractions: The cars passing by in the strip mall parking lot is a constant distraction.

Glare: The wall of windows in the middle school has a negative impact on student learning. The glare makes students fatigued while watching teachers and other students signing.

Lack of storage: Middle school resources are currently stored in hallways due to lack of storage space.

## High School Space Deficiencies

Note: Due to continued parent demand for a deaf-specific education for graduating Middle School students, RMDS added a high school program in the fall of 2010. Each year until 2013, a high school grade level will be added so that students can attend RMDS from preschool through 12th grade.

### High School Instructional Spaces

Space deficiencies: To accommodate the high school program, the Middle School cafeteria was converted to a 9th grade high school classroom. As the high school program is established and more grade levels are added, RMDS will need to fully dismantle the library and consider leasing adjacent strip mall space so additional high school classrooms can be created. This is not ideal for a number of reasons:

RMDS would no longer have a library. This would be a major deficiency in any learning institution.



The adjacent space is not set up for classroom use. The space would require extensive renovation and RMDS cannot afford the renovation.

Moving into adjacent space amplifies existing operational deficiencies: students would be located even farther from RMDS administration. Because the RMDS student population is exclusively special needs, safety can be compromised if administration cannot reach students in a timely manner.

#### Shared Instructional Space Deficiencies

##### Science Laboratories

Space Deficiencies: There is no space for an elementary science classroom. Therefore, science is conducted in the kitchen and materials are stored in the hallway. (See Figure 2.1.B.e)

Space Deficiencies: There is no science laboratory for middle and high school students in the existing facility. Experiments are conducted in the classroom, without proper ventilation and safety measures. There are also no emergency eyewash and shower systems to aid students/teachers in the event of a chemical spill.

##### American Sign Language (ASL) Lab

Space Deficiency: The current "lab" is located in the corner of the library. Videotaping of students signing is conducted in this area and there is constant visual distraction of students in the background.

Visual Distractions: The lab is next to the wall of windows where the sunlight is not controlled. This creates glare which fatigues students and teachers.

##### Special Needs Classrooms for Deaf and Autistic Children

Space Deficiency: As in any school environment, it is important for students of differing ages to have separate spaces devoted to their age group. Another piece is added to this equation when considering children who are deaf and have autism. RMDS is leading the way with its unique program created specifically for these students. Currently all age groups are taught in one room, from preschool through high school. The classroom set up for this unique population needs to match the age group and learning focus to maximize success. In addition, it is important for them to socialize within the same age group. Therefore, it is vital that the elementary school and middle/high school each have dedicated classrooms. Due to forward thinking and the popularity of the deaf autism program at RMDS, the program has more than doubled in size in the last three years. The Colorado Department of Education has officially recognized the program and has asked the program lead teacher to become a mentor for the state of Colorado to support professionals working with this unique population. Therefore space is critical to continue to support these students current and future success.

Environmental Deficiencies: The current classroom carpet is rolled which trips and injures children, especially those with additional motor or visual disabilities. The paint in the classroom is glossy white and produces glare.

##### Family and Consumer Sciences Classroom

Space Deficiency: There is currently no space in the existing facility for children to learn the concepts of cooking, sewing, nutrition, child development and money management. This room is necessary to build appropriate independent living skills.

##### Sick Room (See Figure 2.1.B.d)

Space Deficiency: Currently, there is a toddler bed for sick children to lie on located in the Reception area.

#### Administrative Space Deficiencies

##### Administrative Offices

Space Deficiencies: Many private meetings with 4-5 people should be conducted in these offices. Currently, there is not enough space to accommodate these people, so private conversations with this group of people occur in other non-private rooms.

Audiologist Space Deficiency: There is currently no space for an audiologist to help students who have cochlear implants and hearing aids.

Visual Deficiencies: Rooms do not have appropriate visual access to entry areas for greeting visitors, etc.

Adjacency Deficiencies: The administrative offices are not located near each other but are at opposite ends of the school.

#### Administrative Support Area Deficiencies

##### Teacher's Resource Room

Space Deficiencies: For Deaf students to be successful learners, they must have access to many visual learning materials and manipulatives. These resources require more space than a traditional school. Teachers often make behavior charts, visuals to support concepts taught and manipulatives. The current space is overcrowded with these vital educational resources.

Safety Deficiencies: The resource shelves are connected to a structurally precarious wall.

##### Staff Lounge

Space Deficiency: There is not a staff lounge in the current facility. Most of the time, the staff eats at their desks. Staff shares a refrigerator and microwave with the students.

#### Meeting Areas (See Figure 2.1.B.f and 2.1.B.g)

**Space Deficiency:** The current meeting area is not separate (acoustically or visually) from the adjacent resource room and music area. Most meetings are confidential, but the confidentiality is compromised as one walks into the meeting room to access the music area. This room will be turned into an Early Intervention Classroom this coming fall because there is no other space available. Therefore, large meetings can no longer be held in this room. All meetings will be held in the Multi-Purpose Room which has no acoustical or visual privacy.

**Technology Deficiency:** There is no “built-in” technology in the existing meeting room for conferences, curriculum meetings, etc.

#### Individual Educational Program

**Space Deficiencies:** There are currently no dedicated IEP Testing Rooms in the existing facility. Testing is performed in the classroom. Visual distractions have a negative impact on assessment scores.

#### Speech Language Pathology Room

**Acoustic Deficiencies:** The current room is located on two exterior walls that are shared by the preschool playground and elementary playground. The playground sounds can be heard in this room and are distracting for the teacher and students inside.

**Lighting Deficiencies:** While the entire building suffers from inadequate lighting, the lighting is especially poor in this room. Lip-reading skills are taught in this room and quality lighting is essential.

#### Occupational Therapy/Physical Therapy Room

**Space Deficiencies:** OT/PT shares space with the Counselor’s Sensory Room which is much too small. There is not enough room to accommodate the type of equipment required in the OT/PT space.

#### Instructional Support Space Deficiencies

##### Library

**Space Deficiencies:** In the fall of 2011, there will be no library for the school. It will be dismantled to accommodate the high school program.

**Operational Deficiencies:** The 1,000 sf library serves as a multi-purpose room to the detriment of the users—it is used as a middle school classroom, testing room, office for ASL and Reading Specialist, volunteer work space and middle school tech classrooms. There is virtually no time for the library to be utilized as a quiet reading room for the students or teachers.

##### Assembly Space

**Space Deficiencies:** The current Multi-Purpose space is too small to gather the entire student body and faculty, much less students, parents and friends for dance and drama performances, as well as holiday school performances and graduation. RMDS has been renting outside spaces for nearly every event.

**Lack of Tiered Seating:** In assemblies and events, such as honor roll assemblies, deaf students, faculty and parents rely on visual access. They cannot hear the person speaking, so they must SEE the person speaking. Therefore, tiered seating is critical to give the audience a clear view of the speaker.

##### Cafeteria

**Space Deficiencies:** There is not enough space in the current cafeteria for the departments to eat together. There is also not enough space for RMDS to host special events for the families. Particularly important for the parents of deaf students is the ability to connect with other parents to discuss issues in their children’s lives. This type of support networking is currently held outside of the RMDS school, as there is not enough space to accommodate 200+ parents, faculty and staff.

**Social Deficiencies:** The lack of space and furniture configuration in the cafeteria creates negative consequences. Social time is an integral part to any student’s educational growth. It is especially important for deaf students to feel connected to one another and for a support network to be formed within their peer group. The existing rectangular bench tables in the cafeteria impede the ability for the students to easily communicate with one another. When deaf students sit side-by-side, they must completely turn themselves 180 degrees in order to sign with each other. This facilitates one-on-one conversations instead of group conversations—where group conversations are vital in creating multiple relationships within peer groups.

**Environmental Deficiencies:** The current cafeteria was the former loading dock of a supermarket. The walls are mostly concrete block and the ceiling is unfinished. The mechanical system is virtually non-existent as it is freezing cold in the winter. Health and fire safety inspectors have requested that RMDS install a dropped ceiling, demolish the existing loading dock door and infill the opening to provide continuous, washable, smooth, nonabsorbent surfaces in the cafeteria and kitchen areas. The school cannot afford to make these modifications.

##### Gym (See Figure 2.1.B.h)

**Space Deficiencies:** There is no gym in the current facility. The Multi-Purpose room is used as the gym, but it is not a regulation size gym and cannot be used for sports activities. RMDS currently has a volleyball and basketball team, yet they need to practice and play games in an off-site recreation center. For other sports such as baseball and soccer, Deaf students must integrate themselves into club sports where most of the other players are not Deaf and cannot communicate in ASL. Many Deaf parents don’t have the resources to provide interpreting services for their children at every practice and every game so that coach calls, whistles blown

and conversations can be understood. As a result, many Deaf children don't have access to sports activities.

**Safety Deficiencies:** Students should be expected to fall within the gym area, however, when they fall on carpet, students get injured from rug burn. Students have also been injured multiple times by running into walls in the small space, while having indoor recess or participating in a gym class.

**Programmatic Deficiencies:** To meet the Colorado State Standards in physical education, RMDS contracts with a local recreation center for Friday Physical Education classes. RMDS rents a Jefferson County bus to transport the PE Teacher and students to the recreation center. RMDS then pays a usage fee for the students who utilize the facility.

#### Facility Maintenance

**Space Deficiencies:** There is currently no facility maintenance office in the facility. Current facility maintenance storage is inadequate.

#### Other Deficiencies

#### Technology

**Power:** Access to technology is limited because electrical power to the classrooms and support spaces is inconsistent. Electrical wiring is routed to the panel incorrectly and prohibits usage of many outlets.

**Internet:** RMDS struggles to maintain access to the Internet. Lack of bandwidth and an aging server contribute to the limited Internet availability.

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

The solution to the deficiencies outlined above is to replace the school. Because the school is in a leased space, it is not possible for the school to renovate the existing facility. Additionally, the high crime rate in the surrounding area mandates that the school move to a safer neighborhood. RMDS administration and steering committee members investigated other options for school replacement, i.e. moving into an abandoned facility and remodeling to meet their needs. However, no such facility exists in the Jefferson County school district.

The section below describes the design parameters for the school replacement and how the space types and square footages were derived. The incorporation of these spaces into the new facility will solve the deficiencies as outlined previously.

The design team began the process of determining space requirements by reviewing Jefferson County (JeffCo) space standards for K-12 schools. Where possible, JeffCo standards for the programming of the building have been followed. However, JeffCo standards do not address the unique nature in which deaf and hard-of-hearing students learn. In a mainstream school, students and teachers rely on multiple senses to learn and teach material. In a deaf school, students and teachers can only heavily rely on one sense—sight.

As such, the design team followed the standards as established by the National Standards K-12 Educational Facilities Design Guidelines for Deaf and Hard-of-Hearing Students to inform the program and building design. As the introduction to the guidelines states, "To understand the very idea of an environment and building designed for education, one needs to clearly understand the population whose needs it will serve." These guidelines, attached at the end of this section, will describe in detail the nature of designing facilities for deaf and hard-of-hearing students. The core planning principles shown below are taken from the guidelines and should help describe the factors that have driven the program and design of the new facility.

### **CORE PLANNING PRINCIPLES**

#### **1. Visual Accessibility**

##### **Classrooms:**

Students and teachers must have visual access to one another at all times; otherwise, distractions abound and prevent student learning. In order for the students to adequately see the instructors, classroom desks and chairs must be oriented in a "U-shape" configuration. This type of configuration also allows students to communicate with one another at all times, which is a vital component to any educational curriculum. For these reasons class sizes are small (between 6 to 8 students per teacher) so that students can focus on the teacher and communicate with one another. According to the Guidelines, classrooms come in two general sizes—600 sf and 850 sf. Classroom sizes in the RMDS program range from 675 sf to 800 sf. Therefore, the classroom metrics for RMDS are on track.

##### **Administration:**

Administration must have visual access to multiple spaces simultaneously. This includes all entry points into the building. Entrance points must be continuously monitored by the staff or electronically controlled.

### Corridors/Stairs:

When multiple deaf or hard-of-hearing individuals carry on a walking ASL conversation, they must have barrier-free and widened corridors and stairs so that conversations can occur while travelling from one space to the next. The corridor and stairs must also be wide enough to accommodate the passage of others walking in the opposite direction.

## 2. Lighting

Deaf and hard-of-hearing students are more sensitive to the visual environment than hearing peers. Excessive brightness, improper lighting and glare can cause eye fatigue in students, as they must be visually focused at all times. Figure 2.3.a shows an ideal lighting design for Deaf classrooms.

## 3. Acoustics

The number of students with cochlear implants is increasing, which provides them a greater capability to hear, but also introduces them to acoustical issues. Cochlear implants do not “cure” one of deafness, but they do allow some sound transmission to occur which aids in communication with the “hearing” world. To this end, persons with cochlear implants are very sensitive to reverberation and noise. Mechanical systems with high air speeds can be very distracting to persons with cochlear implants. Also, consideration must be given to street noise, hallway noise, adjacent rooms so that distractions are kept to a minimum.

## GENERAL PLANNING ASSUMPTIONS

In addition to the core planning principles outlined above, general planning assumptions used to determine the functional and space requirements for the proposed Rocky Mountain Deaf School include the following:

The design of the facility will encourage interaction between staff and students of all grade levels by creating space to gather and build community.

The facility will incorporate support spaces that are vital for deaf student development.

Spaces will provide flexibility to meld populations by accommodating growth, change and evolution towards unforeseen pedagogy. A rich system of technology and instructional aids in the facility will support the teaching methods for the deaf and hard-of-hearing student population.

Supervision and security will inform the building layout such that clear sight lines are woven throughout the facility.

The facility will be designed such that the surrounding community can use the public spaces--gym, library during non-school hours. Early childhood education spaces will be designed for children and provide flexibility for a variety of exploratory and interactive environments.

Learning areas will be comfortable, odor-free, well lit and glare-free environments.

Instructional facilities will have a close relationship to core facilities--administration, library and special classrooms. Other, noisier spaces will be located remotely from the instructional environment.

## PLANNING STANDARDS FOR SELECTED PROGRAM AREAS

The program for the Rocky Mountain Deaf School includes spaces for ECE through 12th grade classrooms, academic support spaces, administration, shared core facilities and building support. Assumptions for specific program areas are listed below and divided into 5 program categories—

I. Instructional Spaces, II. Instructional Support Spaces, III. Administration, IV. Educational Support and V. Building Support:

### I. INSTRUCTIONAL SPACES

#### Early Childhood Education

**Preschool Classrooms:** (3 yr. to 5 yr. students): Like the Early Intervention classrooms, the preschool classrooms will utilize a teacher to student ratio of 1:6. However, unlike the Early Intervention program, one larger room is needed for 12 students. The classroom at 1,000 sf is large enough to accommodate a team teaching methodology where two groups of students can combine to form one large group or the groups can separate to be individually taught. A room divider is desired in the space to separate the students if the latter option is preferred. The classroom also needs a private toilet room so that teachers can supervise students.

**ECE Resource Room:** While this is not a classroom, this space is included as an instructional space because it is integral to teacher facilitation of student learning. As was mentioned in the previous section, there is not an abundance of teaching material for the deaf and hard-of-hearing. Therefore, RMDS teachers must create a large portion of the material for their curriculum and need a dedicated space for its creation and assembly.

**Preschool Sensory Room:** This space will serve primarily as a preschool deaf autistic sensory room. Deaf and autistic children can become easily unfocused and aggressive. When this occurs, teachers remove the children from the classroom and place them in a sensory room to calm the child. Once focused, the student returns to the classroom with the teacher.

## Elementary School

Elementary School Classrooms (Kindergarten - 2nd grade): The ideal teacher to student ratio in the lower elementary classrooms (K-2) is 1:4-8. Again, to optimize classroom space, RMDS has chosen to use the higher 1:8 ratio for an 800 sf classroom. The Kindergarten classroom will need an individual toilet room for teacher supervision. The 1st and 2nd grade classrooms will also utilize a 1:8 teacher to student ratio but will not need toilet rooms. It is assumed that students can go to a nearby restroom to attend to their needs. However, for safety reasons, it is of ultimate importance to have a dedicated Elementary School restroom that no adults or older children can access. Figure 2.3.d shows a typical Deaf elementary classroom configuration.

Elementary School Classrooms (3rd grade - 5th grade): The teacher to student ratio for grades 3 through 5 is again 1:8, yet because the children are a little older and more focused, the classroom size can decrease to 700 sf.

Elementary School Resource Room: As in the ECE department, teachers create a large portion of their material and need storage and work space in which to create and assemble the material.

## Middle and High School

Middle and High School Classrooms (6th grade - 12th grade): The teacher to student ratio remains at 1:8, however, classroom sizes can decrease a bit more to 675 sf per classroom because they are not spending their entire day in one classroom. The children in the middle and high school programs will move from room to room throughout the day depending upon the subject taught.

Middle and High School Resource Room: As mentioned earlier, the RMDS faculty creates a large quantity of material for their own classes; therefore, a dedicated work room is necessary for the storage of materials and assembly.

## Special Needs (Deaf + Autism) Spaces

Special Needs Classrooms: One hundred percent of RMDS students are classified as "Special Needs" students. However, RMDS caters to a diverse special needs student population which includes deaf and children with autism. Their program is called "Deaf Plus". The Deaf Plus program accommodates deaf and children with autism from 3 years old to 18. The Deaf Plus children utilize this classroom as a teaching space specific to their needs; however, they are also integrated into a "regular" Deaf classroom that is academically appropriate for their level of education. Just as the elementary and middle/high school children are placed in separate classrooms, the younger deaf and children with autism should learn in separate classrooms from the older children. Therefore, one classroom is desired near the elementary school and one classroom will be located near the middle and high schools. Private toilets are also needed in each classroom as the children need to be supervised at all times by a teacher.

American Sign Language (ASL) Classroom and Lab: This classroom is similar to an English classroom in a traditional mainstream school. This room also allows teachers to videotape students performing sign language, so they can critique themselves and improve their ASL skills. The classroom will also be used during non-school hours for ASL instruction to the greater community.

Science Lab and Classroom: The science lab and classroom will be shared by all students. The laboratory will have lab equipment that would be typically found in a mainstream ECE-12 school. The unique nature of this room is its relationship to the adjacent classroom. In many mainstream schools, an additional classroom may not be necessary, as many classes can be taught within a science lab. However, because the students and teachers communicate primarily by sight, the teacher must always have the students' attention for safety reasons. Therefore, a science classroom, separated by a moveable partition, should be directly adjacent to the science lab.

Art Room and Support Spaces: The art room and support spaces will be shared by all students and is typical of an ECE-12 school.

Family and Consumer Science Classroom: This classroom will be shared by all students. This room will be utilized to teach students life skills such as brushing teeth, sewing, cooking, nutrition, child development and money management. Many students do not learn these skills at home and must learn them as required by their transition plan. This classroom will have a residential kitchen, small restroom, dining area and space for computers.

## II. INSTRUCTIONAL SUPPORT SPACES

Spoken Language Program (SLP) Room: This program includes two separate components with separate staff—small group articulation work and Spoken English curriculum work. In the interest of program efficiency, RMDS has requested just one space for these components. This room will incorporate space for low and high tables for the ECE-12 age groups and computer space for speech articulation software.

Reading and American Signage Language Office Space: This office space is used for reading and ASL specialists to work one-on-one with students who need additional support in reading and ASL.

Occupational Therapy/Physical Therapy: The OT/PT space is used to provide fine motor and gross motor therapy for deaf students who many times, experience other problems associated with deafness. The room will accommodate an office for the OT/PT specialist. It will also house a small sensory room for older, aggressive deaf and autistic students who need a break from the classroom setting.

Nurse Treatment Room/Toilet: This is a standard space incorporated into most if not all ECE-12 facilities.

## III. ADMINISTRATION

Office spaces: Most office spaces shown in program are typical of any ECE-12 facility and will be consolidated into one

administrative suite. However, there are four spaces that may need clarification. These are shown in the next bullet points.

Elementary and Middle/High School Assessment Research Curriculum (ARC) Offices (2 offices total): The ARC coordinators function as the principals of the school. They are responsible for discipline and oversee the Individual Educational Plans (IEPs) for the students. These offices need the space to accommodate a table and 4 chairs for small meetings with students and parents. One office needs to be located in the main administrative suite and one should be located in the middle/high school wing.

Audiologist Office: An audiologist office is required in a deaf and hard-of-hearing school as he/she will meet individually with students to manage their hearing capabilities.

Large Conference Room: This room will be used to conduct large, private meetings with staff and teachers' aides. The room will also hold frequent team meetings. An acoustically and visually private, large room is required in the facility so that all-staff meetings can be held without student knowledge.

#### IV. EDUCATIONAL SUPPORT (CORE FACILITIES)

Most of the core facilities shown in program are typical of any ECE-12 facility and will be located centrally in the building floor plan. However, there are a few spaces that may need clarification. These will be shown in the next bullet points.

Cafetorium: Like all cafeterias in ECE-12 schools, the cafeteria will be used by all departments over the course of the day. It will be used for lunch as well as after-school hours for special events. The space will have a stage, so that the space can double as an auditorium.

Kitchen: A full service kitchen has not been included in this program. RMDS has decided it would be more cost effective to incorporate a warming kitchen instead of a full service kitchen for the new building. RMDS will continue to employ a catering service to bring food to its students. The kitchen will have two stoves, large refrigerator (not a walk-in), microwave and other standard kitchen equipment. This kitchen will be in use during school during for warming lunches and after hours for community preparation of food for parents' nights and family literacy nights.

Library Media Center: The library media center is a standard size for an ECE-12 facility. The space will be subdivided into a media lab (incorporating a minimum of 20 computers), small reading group rooms and spaces, an LMC Office and Video Production Room.

Library Media Center Video Production Room: There is a significant lack of ASL resource material available to education professionals in the United States. RMDS plans to create its own video resources in this Video Production Room.

Gym: In most cases, the Deaf student population does not have the ability to join community sports leagues. For instance, if a deaf child wants to join a baseball team, an interpreter for the child must attend every practice and game. Even then, communication between the deaf child and teammates is very limited. Most often parents take on this interpreting role, but if the parents work full time, this coordination can be nearly impossible. For this reason, 75% of RMDS students have never participated in sports. With BEST approval, RMDS will be able to offer a full range of team sports coached by fluent signers. Students will have the opportunity to be on a team with peers who can communicate directly with them. RMDS will also be able to offer a full PE curriculum, without needing to transport students to other recreation centers.

The gym will also accommodate a full range of after-school programs including volleyball, basketball, etc. The programs will be available to the entire deaf and hard-of-hearing student population in the Denver metro area. For example, if a student is mainstreamed during the school day, they can still join the RMDS sports teams after normal school hours.

Many deaf children are isolated during the summer months, in communities where no one can communicate with them. For this reason, RMDS would like to offer summer programs for Deaf and hard-of-hearing children and their siblings. The gym would provide the likely venue for these programs.

#### V. BUILDING SUPPORT

The Building Support spaces shown are typical of any ECE-12 school, therefore, do not need justification.

#### COMPARISON OF RMDS TO JEFFERSON COUNTY SCHOOLS AND NATIONAL DEAF SCHOOLS

There are many national deaf schools that are currently undergoing or have recently completed construction projects. Considering the unique nature of the program for the Rocky Mountain Deaf School, the design team referred to these recent deaf school projects to compare data and gauge whether or not the RMDS project was benchmarking similar statistics. The design team also compared RMDS against mainstream Jefferson County E-12 schools to see the differentiating factors in the project statistics. The design team researched project type, location, project hard costs, student enrollment, costs per square foot, costs per student, square feet per student, program type and construction types. The outcomes from the research are shown in the chart included in the hard copy grant document.

#### Research Findings

RMDS is closely aligned with other deaf schools on Facility Size (SF). The schools that show a lower overall square footage did not build a gym. If they had, their numbers would align very closely with RMDS.

One will also see that the RMDS Cost per SF numbers are significantly lower than many of the deaf schools shown in the chart. The



project Cost per SF is lower than some of the other deaf schools for one main reason:

1) The design team has estimated costs based on a competitive bidding climate; and 2) the design team has recognized the precarious state of the economy and has designed the building economically to maximize space and building systems.

In looking more closely at the projects listed below, the design team felt it was important to mention other factors that contribute to a higher SF per student than the traditional, mainstream Jefferson County E-12 schools. These include the following:

**Classrooms:** As discussed in subsequent sections, the student to teacher ratio (8:1) in deaf schools is lower than mainstream schools (commonly 25:1). This low student to teacher ratio, however, does not directly correspond to a lower classroom size. There are standard minimum classroom sizes that all schools cannot fall below because the functionality of the classroom would be compromised. In a Deaf school, the minimum classroom size falls between 675 sf (for older students) and 800 sf (for younger students). In a mainstream school, the minimum classroom size is 850 to 900 sf. The RMDS proposal includes classrooms that are 50 - 125 sf smaller than typical mainstream classrooms.

**Unique Instructional Support Space Requirements:** One hundred percent of the RMDS population is classified as special needs. Therefore, there are many support spaces throughout the facility that cater specifically to the Deaf population and cannot be found in mainstream schools.

**Core Facilities:** There are a number of typical core facilities required in every ECE-12 school, regardless of the student population size—a CHSSA regulation size gym, kitchen, cafeteria/cafeterium and library are just a few of these spaces. When a school with a small student population incorporates these spaces into their school, square footages per student become very large and seemingly out of alignment with mainstream schools. However, when the metrics are reviewed more closely, one understands that the square footage requirements for the core facilities skew the square footage numbers per student.

This relationship is described in the comparison chart. The higher SF per student numbers are shown for projects which include these core facilities such as the gym.

### **How Urgent is this Project:**

#### **Life Safety Urgency**

As the CDE assessment report indicates, many of the systems and equipment outlined in the deficiencies section are beyond their expected life and need immediate repair. The sprinkler system was installed in 1960 and is beyond its 30-year service life. The main riser that serves the entire shopping center is located in the RMDS space and shows signs of deterioration. Sprinkler heads are also not located correctly—there are too few sprinkler heads and many are located too close to walls and would not extinguish a fire. The CDE Assessment Report recommends that the sprinkler riser and entire sprinkler system be replaced. Needless to say, in the event of a fire and the sprinkler system fails, the safety of building occupants is compromised and loss of life could occur.

Student and staff safety is also compromised due to the inadequacy of the current visual notification system. It is an acceptable alarm system in the event of a fire; however, this does not serve as an adequate emergency notification system for other emergencies such as calls for help, lock downs or adverse weather. Traditional notification systems that incorporate audible alarms, PA systems and intercoms do not serve as effective communication tools for the deaf population. As the deaf students and teachers cannot call for help in an emergency situation, an interactive notification system is paramount. Everyone in the school should be able to call for help, pass along a timely warning, or receive a warning anytime, anywhere. A teacher shouldn't have to choose between staying with students and calling for help.

#### **Programmatic/Function Urgency**

Rocky Mountain Deaf School (RMDS) opened a 9th grade high school program in the Fall of 2010. Each year until 2013, a high school level will be added so that students can attend RMDS from preschool through 12th grade. To accommodate the high school program, the Middle School cafeteria was converted to a 9th grade high school classroom. As the high school program is established and more grade levels are added, RMDS will need to fully dismantle the library and consider leasing adjacent strip mall space so additional high school classrooms can be created. This is not ideal for a number of reasons:

1) RMDS would no longer have a library. This would be a major deficiency in any learning institution.

2) The adjacent space is not set up for classroom use. The space would require extensive renovation and RMDS cannot afford the renovation.

3) Moving into adjacent space would amplify existing operational deficiencies: students would be located even farther from RMDS administration. Because the RMDS student population is exclusively special needs, safety can be compromised if administration cannot reach students in a timely manner.

**What is the Cost Associated with this Issue:** \$12,779,472.00

### **How Does this Project Conform with the Construction Guidelines:**

This project will conform to the Public Schools Construction Guidelines, except where any conflicts might occur with the attached referenced "National Standards K-12 Education Facilities Design Guidelines for Deaf and Hard-of-Hearing Students" document by Winter & Company. While no major conflicting issues have been found or are anticipated, project details will follow the Deaf Standards cited above to the greatest degree possible. The intent of Deaf Design strategies are described at length in the body of this application. Generally, the Deaf Standards call for a higher level of acoustic and vibration control, system performance, and interior environments criteria, and can be considered as complimentary, or as an enhancement to the more general Public School Construction Guidelines.

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

RMDS will establish the Capital Repair and Replacement Fund initially as a line item in the overall project budget. RMDS will build the fund in the following methods:

- 1) RMDS will include a line item for capital repair and replacement in the annual budget to replace lease dollars in the amount of \$50,000 annually. Interest earned by the Capital Repair and Replacement Fund will be retained by the fund.
- 2) We will conduct a life-cycle cost analysis during the design process in order to help determine what the most cost-effective building system solutions will be in terms of maintenance costs.
- 3) We will put together an Operations and Maintenance Manual and facilities manager will be trained. This will help to minimize the repair and replacement costs.
- 4) Funds received from the Charter School Capital Construction Fund, shall be used to replenish the fund as needed. For most building materials that are specified for the project, a certain percentage (usually 2%) of additional materials are ordered and stored in anticipation for future repairs. These contingencies are already accounted for in the initial project budget.
- 5) RMDS will hire a Facility Manager specifically in support of this project. This position will mitigate long-term costs with preventative maintenance.

### **If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time. Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

The existing facility utilized by the Rocky Mountain Deaf School (RMDS) is located in the Applewood Grove Shopping Center on Youngfield Street in Applewood, sharing mall storefront with a bar, pet grooming business, hookah shop, fireplace retail center, DollarMart and various other restaurants and businesses.

At the time of purchase, the facility was in fair condition, but has deteriorated over time. The poor condition of the existing facility presents various life safety issues including:

- leaking roofs
- inadequate fire suppression system
- non-compliant egress doors and horizontal exiting
- insufficient emergency notification system
- ADA non-compliance of path of ingress and playground
- dangerous student drop-off

In 2006, RMDS took over the building space previously occupied by the Free Horizon Montessori School to accommodate RMDS' P-5 program. At the time, RMDS had virtually no financial resources to renovate any previously-occupied space. The Applewood Grove space was the only financially viable option for the expanding school—the space was already set up as an educational facility and therefore did not require renovation. Though the facility was in need of repair when RMDS moved in, RMDS could not complete any renovation.

Two years later, in 2008, RMDS expanded its curriculum to offer middle school classes to its growing student population. Adjacent retail space was leased to provide a home for the middle school students. A wall opening to provide access from the Preschool/Elementary School to the Middle School department was the only renovation completed.

Over time, the school has grown to the extent that the facility no longer meets RMDS needs. In the fall of 2010, RMDS opened a high school program, accepting students into the 9th grade. As 10th through 12th grade classes open (2011-2013), the school will fully dismantle its library to create additional classroom space. This move would eliminate the RMDS library.

### **What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

55,000.00; (\$50,000 comes from the capital repair and

**CDE Comments:**

THIS PROJECT WAS SUBMITTED IN 2010 AND NOT RECOMMENDED MOSTLY DUE TO THE SIZE OF THE PROPOSED NEW SCHOOL.

|  |           |                                     |               |
|--|-----------|-------------------------------------|---------------|
| <b>Funded FTE Count:</b>                                       | 48.00     | <b>Bonded Debt Approved:</b>        |               |
| <b>Assessed Valuation:</b>                                     |           | <b>Year Bond Election Passed:</b>   |               |
| <b>PPAV:</b>   |           | <b>Bonded Debt Failed:</b>          |               |
| <b>Bonded Debt:</b>  |           | <b>Year Bond Election Failed:</b>   |               |
| <b>Total Bonding Capacity:</b>                                 |           | <b>2010 Bond Election Results:</b>  |               |
| <b>% of Bonding Capacity Used:</b>                             |           | <b>Median Household Income:</b>     |               |
| <b>Bond Capacity Remaining:</b>                                |           | <b>Free or Reduced Lunch %:</b>     | 41.67%        |
| <b>Existing Bond Mill Levy:</b>                                |           | <b>State Financial Watch:</b>       | No            |
| <b>Who Owns the Facility:</b>                                  | 3rd Party | <b>Charter School Fund Balance:</b> | \$(34,731.00) |
| <b>If it's a 3rd Party Explain:</b>                            |           | <b>Charter Authorizer Letter:</b>   | Yes           |
| Leased space from and independant owner not chartering distric |           | <b>Charter 3 Month Notice:</b>      | Yes           |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No        | <b>Charter Chartered for 5 Yrs:</b> | Yes           |
| <b>If a Charter School, Where will the Facility Revert To:</b> |           | <b>Year Built:</b>                  | 1960          |
| Reverts to Jefferson County School District                    |           |                                     |               |

|                                    |  |                                    |           |
|------------------------------------|--|------------------------------------|-----------|
| <b>Current Grant Request:</b>      | \$13,197,042.00  | <b>Affected Sq Ft:</b>             | 46,107.00 |
| <b>Current Applicant Match:</b>    | \$221,404.00   | <b>Master Plan Completed:</b>      | Yes       |
| <b>Current Total Project Cost:</b> | \$13,418,446.00  | <b>CDE Minimum Match %:</b>        | 20        |
| <b>Previous Grant Awards:</b>      | 0  | <b>Actual Match % Provided:</b>    | 1         |
| <b>Previous Matches:</b>           | 0  | <b>Was a Waiver Required:</b>      | Yes       |
| <b>Future Grant Requests:</b>      | 0  | <b>Stautory Waiver:</b>            |           |
| <b>Future Matches:</b>             | 0  | <b>FCI:</b>                        | 29.64%    |
| <b>Total for all Phases:</b>       | \$12,779,472.00  | <b>CFI:</b>                        | 108.00%   |
| <b>Cost Per Pupil:</b>             | \$127,794.00   | <b>Inflation:</b>                  | 0         |
| <b>Cost Per Sq Ft:</b>             | \$277.00   | <b>Historical Significance:</b>    | NA        |
| <b>Red Flags for Discussion:</b>   | Multiple   | <b>Does this Qualify For HPCP:</b> | Required  |
| <b>Red Flags Explain:</b>          | High Cost p/SF - \$165 construction is okay. Soft costs have land purchase, site development and higher FF&E and Technology to accommodate deaf and special needs pupils. High SF p/Pupil - Provided documentation regarding deaf and special needs classroom sizes and need for larger corridors and other spaces. Waiver Request - Provided an exemplary waiver request and support their need |                                    |           |

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## ELLICOTT 22 - Ellicott MS - Replace Existing MS

### School Name: Ellicott MS

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 40,339       |
| Replacement Value:           | \$10,729,595 |
| Condition Budget:            | \$7,184,405  |
| Total FCI:                   | 66.96%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$3,452,900  |
| Total RSLI:                  | 11%          |
| Total CFI:                   | 99.1%        |
| Condition Score: (60%)       | 2.52         |
| Energy Score: (0%)           | 2.12         |
| Suitability Score: (40%)     | 3.45         |
| School Score:                | 2.89         |



# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** ELLICOTT 22

**Sort Order #:** 147

**County:** EL PASO

**Applicant Priority #:** 1

**Project Title:** Replace Existing MS

- |   |                                     |  |  |
|---|-------------------------------------|--|--|
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fire Alarm | <input type="checkbox"/> Roof                              | <input type="checkbox"/> Water Systems           |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting   | <input checked="" type="checkbox"/> School Replacement     | <input type="checkbox"/> Window Replacement      |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA        | <input type="checkbox"/> Security                          | <input type="checkbox"/> New School              |
| <input type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> HVAC       | <input type="checkbox"/> Facility Sitework                 | <input type="checkbox"/> LandPurchase            |
| <input type="checkbox"/> Energy Savings     | <input type="checkbox"/> Renovation | <input checked="" type="checkbox"/> Project Other Explain: | Alt 1-Relocate Dist Admin to New School Facility |

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

Deteriorated, substandard facilities distract from education and can be potentially hazardous. Conditions exist in the Ellicott Middle School and Preschool which make them unsafe, unhealthy and educationally unsuitable. The efforts to provide effective learning opportunities to prepare Ellicott's students to succeed in the 21st century are undermined.

Site drainage is poor. Snow melt collects and freezes on walkways at the school north side. Rainwater frequently floods the school. Structure, walls and finishes have been soaked and damaged. The roof is absolutely flat and drainage is deficient. The roof membrane is old, deteriorated and it leaks. Water also flows over the roof edges down the wall faces and into the school. The poorly managed rain water has deteriorated the exterior concrete masonry walls and wood trim. Conditions exist which can support mold growth. Daylight can be seen through some mechanical equipment roof penetrations.

The sewer system clogs due to very low slope and broken lines. Sewage frequently backs-up into the building. The air students breathe is fouled and bacteria laden. Low water pressure in the school causes urinal flush valves to malfunction. Water runs and overflows onto the floor. Plumbing fixtures are in poor condition.

The nearest fire suppression system is a hydrant across the road, 270' away. No fire walls exist to subdivide the school into smaller, safer, code compliant areas. The school exiting system has a long dead-end corridor.

Pedestrian, bus and vehicular traffic combine in a narrow parking area. No raised curbs or sidewalks exist to define safe pedestrian areas.

Only one main building entrance has access control and security monitoring. The 30 other entrances have no electronic security hardware. Doors into the school's other buildings are not protected.

The building systems are ineffective, inefficient and outdated. Ventilation air is blown into the corridor and expected to migrate into rooms. Low air exchange rates result in poor air quality. Air passing through door louvers negates corridor fire safety. No automatic lighting controls exist. Walls and roofs are poorly insulated. There are no entry vestibules. This school is the District's smallest but its biggest energy user.

The school facilities do not comply with CDE standards. The spaces and equipment are unsuitable for the educational programs. Half of the classrooms are less than 600 SF. The science and art rooms are less than 600 SF, over crowded and improperly equipped. There are no fume hoods or emergency eye washes. There is no separate, secure, safe science chemical and equipment storage. The school's interior is not conducive to learning. Daylight is limited. Some interior spaces have no daylight. Many ceilings are lower than recommended. The music room shares a separate building with the bus repair shop. There is no fire barrier wall separating the uses. All food is prepared at another school and brought to the Middle School for serving. The low gym ceiling is not suitable for athletic events.

Technology infrastructure and student access opportunities are substandard.

The Preschool program is in two portable buildings on the school site separate from the main building. They do not have entry access control and are not handicap accessible. The foundations have settled, stressing the structures. The roofs leak.

The portable Administrative Building (Alt. 1) was set on the foundation of a former building not designed for this structure. The building is too small. The District technology hub and records storage are located in an area prone to flooding.

Ellicott School District's financial resources are extremely limited but, as this application demonstrates, Middle School, Preschool

and Administration Building replacement is necessary for the students to have safe, healthy, suitable learning environments in which to thrive and that are consistent with CDE construction guidelines.

## **Issue: School Replacement**

### **Deficiencies Associated with this Issue:**

The Middle School physical and functional conditions are very poor.

The following deficiency descriptions will demonstrate that the existing Ellicott Middle School and Preschool facilities are unsafe, not secure, not compliant with accessibility standards, contain health hazards, and are unsuitable learning environments when compared to the Capital Construction Assistance Public Schools Facility Construction Guidelines – 1 CCR 303(1).

#### **SAFETY ISSUES**

Only the building main entrance has electronic access control and an exterior security camera to monitor who is entering and exiting the building. These devices were installed during the 2010 summer. There are no electronic access control devices at the 30 other exterior doors. There are only two existing interior security cameras. They are located in the main entry corridor. The rest of the building cannot be monitored. There are no electronic access control systems or security cameras at the other buildings on the Middle School campus. These buildings include the tornado shelter housing the Middle School wrestling program, the transportation building with the music room and the Preschool portable classroom buildings. Students and teachers move between these buildings throughout the day. The doors must be locked and unlocked each time they are used to maintain some level of building security.

The Middle School Administrative Office is not located or oriented so that it is possible to see the main entrance and monitor who is entering the building. The office staff is completely dependent on what can be seen with the security camera. The existing nurse's office is remote from the administrative area and is accessed from within the cafeteria. The office has no windows or mechanical ventilation. The existing toilet room at the nurse's office is not handicap accessible. In addition to being enlarged the fixtures, partitions and finishes need to be replaced.

The intercom system is essentially inoperable. "All-call" is the only functioning feature and the only way announcements or other communications can be made in the building using the school's communication systems. To contact an individual classroom or for a teacher to call the main office a hand held portable radio or cell phone must be used. There is no intercom connection between the portable Preschool classroom buildings and the main office. Communication between the buildings relies on telephone or portable radios. The inability of staff to communicate quickly and effectively could put all building occupants at risk during any type of crisis situation. A new intercom system is needed throughout the school.

Classrooms do not have a visual connection with the adjacent corridors through sidelights or vision glass. Doors must remain open to achieve visual monitoring of the corridors by teachers or of activity within classrooms.

The Middle School buildings do not comply with many handicap accessibility requirements. Clear floor space at doors, toilet room accessibility, shower accessibility, stage access, and compliant signage are not provided. The Preschool portable classroom buildings also do not have compliant ramps, entries, toilet rooms or signage.

The Middle School building is +/- 41,000 SF. This is larger than permitted for its Type VB building construction. There are no existing fire walls subdividing the structure into smaller code compliant fire zones. It does not have an automatic fire sprinkler system which is required in school buildings greater than 20,000 SF. Some of the existing ceilings in the Middle School (cafeteria and corridor) are too low for sprinkler heads to be installed without being readily subject to vandalism. There also is a long dead-end corridor in the north 1970 classroom wing which is a potentially hazardous exiting condition. ☒

The Middle School music room is in the District's transportation building. It shares the building with the bus maintenance shop. This building does not have an automatic fire sprinkler system. It also lacks the code required 2-hour occupancy separation wall between the student accessed E-occupancy spaces and the S-1 occupancy bus maintenance area.

There are no existing fire hydrants on the Middle School site. The closest hydrants are across Ellicott Highway on the Elementary School site, 270' and 280' away from the east side of the Middle School.

The exterior lighting at the Middle School main entrance has been improved. However, exterior egress lighting is inadequate throughout the rest of the site. The north and south entrances still have old inefficient surface mounted incandescent fixtures. None of the exterior lights, new or old, have emergency power back-up, which is required by code at every building exit. The music room is approximately 120' from main building. The sidewalk is not covered and does not have light fixtures along it. Exterior lighting at the Preschool portable buildings is inadequate and does not have an emergency power source. There is one pole-mounted light fixture at the parent drop-off/pick-up area north entrance but no other parking lot lighting.



The existing Middle School building is located very close to both Ellicott Highway and Handel Road. But because of the locations of other permanent site elements the place available for much of the vehicular and pedestrian activity is the narrow strip of land between the school building east side and Ellicott Highway. The building main entrance is on the east side. This is where the visitor parking occurs during school hours but is also the bus queuing area before and after classes. Conflicts between the visitors' cars and busses are frequent. Busses, cars and students simultaneously occupy the same real estate. Busses and cars are sharing the same drive aisle and parking spaces. Pedestrians are not separated from the vehicles by raised curbs or walkways. There are no vehicle barriers keeping cars and busses away from the building except for a few bollards adjacent the main entrance. Middle School students as well as Preschoolers must pass from the main entrance between the building and the vehicles to either board busses or walk to the parent pick-up area north of the building. The District has orchestrated the pick-up/drop-off event as well as possible considering the constraints. More space is needed to separate vehicle types and establish a safe student circulation zone to minimize accident risk.

The parent drop-off/pick-up area north of the building is accessed via a separate curb cut. Within the site the boundaries between vehicle circulation and pedestrian paths are not well defined. Students must walk in the bus drive from the drop-off area to the building entrance. The north parking lot and drop-off loop are unpaved. Delivery vehicles also park in the drop-off area.

The existing Middle School site drains poorly. Stormwater is not properly managed. It collects and pools at various locations on the site. The north drop-off drive/parking area is not paved. When it rains water collects in the drop-off area. It becomes very muddy. Additionally, because rainwater can go no place else it frequently flows into the building during storms. During the winter snowmelt collects in the drop-off area rather than draining away. The water frequently freezes on the building north side pedestrian paths, creating unsafe slippery conditions. There are no stormwater collection facilities, water quality ponds, or detention ponds to direct, hold or treat stormwater and control its discharge into local drainage ways.

The Middle School electrical transformer and an unsecured well pit are directly adjacent to the main entrance. There is no secure enclosure to prevent unauthorized access. The transformer and unsecured pit are dangers to curious children.

The Middle School electrical systems are deficient. The existing Middle School electrical distribution system has minimal spare capacity for adding new circuits. The computer rooms need additional outlets. The current protocol for connecting computers is to daisy-chain extension cords with plug strips between computers to a wall receptacle. The lighting in the gymnasium is controlled from panel-boards with circuit breakers rather than with switches. The circuit breakers are not the code required switching duty type circuit breaker. The existing Preschool portable buildings do not have code required fire alarm strobe lights in the bathrooms. Exterior egress lighting is inadequate and is not connected to an emergency power supply.

#### HEALTH ISSUES

The school floor elevation relative to surrounding grade and the very flat topography implies that the building sewer may have a very low slope. This results in very slow flow and increases the likelihood that the sewer may clog. This indeed is happening. The sanitary sewer system frequently becomes clogged and backs up into the 1974 south classroom wing and the 1970 addition cafeteria/kitchen/nurse's office/student toilet room area. The sanitary sewer line serving the locker rooms apparently discharges into a tank just outside the building, before it gets to the lift station. This tank fills with raw sewage but can't be easily accessed for cleaning. Sewage then backs-up into the locker rooms. Building sewer back-ups occur about once a month. The overflows extend onto carpeting in classrooms and resilient flooring in the food service and eating spaces. This is a serious health hazard. The District maintenance crews snake the sewer lines themselves until an outside plumber must be called in to conduct a more aggressive clearing. Some of the clay tile underground sewer lines are broken. Concrete slab-on-grade floors make accessing the underlying waste lines within the building for repairs a major undertaking.

Asbestos containing materials exist in many portions of the building. This includes +/- 21,700 SF of vinyl asbestos tiles, +/- 32,000 SF of adhesives containing asbestos fibers. There also is asbestos in the pipe joints.

The Preschool portable building roof leaks rainwater onto the ceilings, particularly around vent and duct penetrations. Mold has been seen on ceiling tiles. This compromises the indoor air quality and many result in health risks for the students and staff.

Because the building sits too low relative to the surrounding site it also frequently floods during heavy rainfall. The building structure, interior walls and finish materials have been soaked and damaged. The potential for mold growth, reduced indoor air quality and negative health factors are increased.

According to maintenance personnel the gas fired rooftop units have had many maintenance problems over the last few years and replacement parts have been difficult to find. Some mechanical equipment does not sit tightly on the roof curbs. Daylight is visible from the floor of the occupied space through the ceiling grilles below the outdoor air intakes at several units. Some of the relief vents have filled with snow during storms. Some of the snow has fallen onto the carpeted floors inside. When the snow in the

relief hoods melts, water runs into the ceiling space and drips to the floor. Ceiling tiles, carpeting and other interior finishes have been damaged. The roof penetrations at some of the roof mounted ductwork also leak during heavy rainstorms. It is possible that duct linings have also gotten wet and may contain mold. Several of the rooftop units utilize the corridor as a return air path. This is a violation of the current mechanical code. The lack of individual space temperature control for each classroom has compromised occupant comfort throughout the facility. These systems are not in conformance with ASHRAE Standard 55.

Possibly due to undersized domestic water piping and the circuitous routing of supply lines, the water pressure in the south classroom area becomes very low when fixtures elsewhere in the building are being used. This causes the urinal flush valves to stick open in flush mode. Water overflows out of them onto the toilet room floor. The toilets in the south wing are tank type and take an inordinate amount of time to refill after flushing. The lack of adequate water pressure and the fixture overflowing that it causes are health hazards.

#### SUITABILITY ISSUES

The Middle School exterior wall finishes are predominantly brick veneer or painted concrete masonry block. The brick veneer and mortar joints are generally in serviceable condition for the building's age. The brick control joint sealant is only in fair condition. Sealant is loose and cracked in some joints. This provides locations for water to enter the wall cavities. There is no visual evidence that there are any weep holes into the masonry wall cavity at the bottom of the brick veneer. Numerous drilled holes through the brick veneer were observed along with cable/conduit penetrations where wall mounted electrical equipment was installed. Many of these penetrations are unsealed.

While the brick veneer walls may be in somewhat serviceable condition, the other components of the building envelope are in very poor condition. Some steel lintels are rusted and their strength compromised. The concrete masonry (CMU) walls are failing. District personnel report that the block is soft and crumbles when penetrations through it are attempted. This raises concerns about the structural capacity of the CMU. Many of the vertical and horizontal mortar joints are cracked. This provides opportunities for water to enter into the wall. Significant cracks have developed through the girl's locker room north wall CMU mortar joints. The paint over the CMU is in poor condition and peeling in numerous areas, especially along mortar joints. This indicates that moisture may be in the wall assembly. Because of masonry moisture damage the CMU walls in some restroom lavatories cannot be properly anchored to the walls. The base of the 1974 south classroom addition exterior bearing walls has sustained water damage. The interior and exterior paint is peeling and the block interior surface is crumbling. In addition to roof drainage water flowing down the wall and site flooding the CMU foundation wall may also have sustained damage due to either a poor or non-existent water proof membrane. It appears that groundwater may have wicked up through the CMU.

The Middle School gym has a gabled asphalt shingle roof. The remainder of the main Middle School building roof structure is absolutely flat. There are no internal roof drains in most areas and an inadequate number where they do occur. Some of the above ceiling roof drain piping leaks. There are no insulation crickets under the old built-up roof membrane to direct water to the minimal drainage facilities. Without any slope or adequate drainage facilities on the roof, rain water builds up on the roof membrane until it overflows the perimeter gravel stops.

There are no gutters or downspouts at most of the building perimeter. They only exist at the 1970 classroom addition but have been crushed at several locations and do not effectively capture the roof water. Consequently, the water from the roof sheets down the exterior wall surfaces, working its way into the walls through the paint finish and cracked mortar joints. The moisture in the wall has caused the paint to peel, exposing more of the porous CMU surface. There are no weep holes for the water to exit the masonry walls.

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Compounding the exterior wall moisture intrusion problems is the absence of a foundation drain system to collect ground water in the soils that become saturated around the building and direct it away from the building. The opportunity for water to enter through the exterior wall is also increased at the existing grade level mechanical louvers. The louvers formerly were the fresh air source for unit ventilators. This mechanical system has been abandoned but the wall openings still exist.

Roof fascia and exit canopy wood trim is rotting as a result of limited maintenance and the frequent wetting resulting from rain water drainage over all the roof edges. At the 1974 addition the fascia trim has deteriorated to the point that the perimeter roof framing is exposed to the elements. It is vulnerable to the negative affects of moisture. Alternating boards in the gymnasium tongue-and-groove roof decking do not bear on structural framing. They are becoming disengaged in spots.

There are indications of some building movement. Cracks have developed at some intersections between the classroom interior and exterior bearing walls. The corridor concrete slab-on-grade is cracked south of the main entrance. The crack and slab displacement can be seen through the carpet floor covering.

The Preschool portable classroom building foundations exhibit structural foundation settling along their long sides. This has caused the suspended grid ceilings to separate and drop out tiles. The movement has also resulted in the floors being crowned down the

center of the buildings.

Many of the moisture related problems noted above are a result of most of the school main building roof being absolutely flat. As previously noted the non-existent to substandard roof drainage system leaves the water to find its own path to the ground. Compounding the opportunity for water intrusion problems is the fact that the existing Middle School gravel surfaced built-up roof is at least 36 years old and well beyond its serviceable life. There are many leaks through the roof membrane into the building. This has damaged ceiling tiles in numerous locations throughout the building. Many of these leaks are occurring at the equipment curb base flashings that appear to be wearing out or are non-existent. Other leaks are in the field of the roof where it can be difficult to detect the actual membrane failure location.

The existing Middle School building is the smallest of the District's three school facilities but the largest energy consumer. The building envelope is very poorly insulated. The 1 ½" roof insulation is R-10 or less. The single wythe CMU wall cores may be minimally insulated. The 1964 addition brick veneer/CMU walls have no insulation. The deteriorated condition of the building envelope, including open gaps at mechanical curbs and cracks through masonry walls allows significant indoor/outdoor air transfer and lost heat during the winter. There are no vestibules at the Middle School or Preschool building entrances.

No renewable energy sources are used in the building. Daylight is not harvested to offset electric lighting use or to enhance the interior environment. The existing light fixtures are not controlled by occupancy sensors.

Overall the Middle School technology infrastructure is deficient. There is a computer classroom and a separate computer lab adjacent the library. But in the rest of the building connectivity is lacking. Classrooms have only one or two network drops. Only two classrooms have wireless internet access. The cabling connections at some outlet faceplates are faulty. There are not enough data drops to serve the needed number of printers, particularly in teacher resource and administrative areas. The District intends to incorporate Smart Boards as a curriculum teaching tool. Additional data network outlets and cabling will be needed to successfully support them.

The library media center space was created by removing the partition between two classrooms in the 1964 addition. The library is too small. The space feels cramped. There is not enough seating space for even one student class. At 8'-4", the suspended grid ceiling is too low. It cannot be made much higher because the bottom of the roof structure is only 4" above it. Daylighting in the space is ineffective. There are some small east facing windows but the daylight they introduce is not managed or distributed. The low morning direct sunlight is harsh and causes glare in the space. The character of the library is grim rather than inspiring. Overall the existing library does not satisfy the goals for this space described in state guidelines. It is not a place to which students and community members are attracted to interact and learn.

The existing Middle School does not have distance learning facilities.

Approximately 50% of the existing Middle School classrooms are less than the 600 SF minimum size recommended by CDE. The interior and exterior classroom walls are load bearing masonry. Moving walls to enlarge classrooms would be difficult and expensive. The classroom 7'-11" high ceilings are too low. The mechanical system delivers ventilation air to the classrooms from the corridors through door louvers. The corridors are supposed to be fire rated construction. This means of air distribution, besides being ineffective, compromises the rating. The classrooms have a limited number of small windows. Daylighting is not used to enhance the teaching spaces or off set electrical energy consumption.

The existing Middle School science rooms are too small. Two of the three rooms are less than 600 SF. The rooms are poorly equipped. The science rooms lack fume hoods, eyewashes, lab sinks, natural gas service, appropriate cabinetry, demonstration stations and storage rooms.

The present art classroom is undersized (less than 600 SF) and uninspiring with no daylighting, only dreary fluorescent lighting and a low 8'-4" high ceiling. The carpet floor covering is inappropriate. There is not sufficient storage for art materials. There is only one small sink in the room. Cabinetry and teaching material storage is very limited.

There is a single music room located in a converted auto shop in a detached building shared with the District's bus maintenance shop. The building is approximately 50 yards away from the Middle School. It is used for both band and vocal music. There is no acoustical treatment appropriate for a music room. There are no practice rooms. Instrument storage is inadequate. The toilet facilities are not accessible.

The present Middle School does not have a consolidated special education area designed to meet the specific needs of these students. The two special education rooms are generic classrooms in different areas of the building.

The present gym roof/ceiling structure does not provide the volume required for regulation volleyball or basketball competitions. The sloped roof structure is too low, particularly at the sides where the bottom of the structure is at the top of the crosscourt

basketball goals. There is only about 13' vertical clearance at the basketball court sidelines. There is no divider curtain. There is no appropriate place to store the wrestling mats. Because the roof structure is so low they cannot be hung from the ceiling nor can they be hung from the CMU walls. The walls cannot support the mats. Mat storage mounting brackets have fallen off the walls in the past. Consequently, the mats are stored on the stage. There is no athletic equipment storage space. There is no built-in bleacher seating. The portable metal bleachers purchased by the District must be stored in the gym.

The present Middle School stage is located at the end of the gymnasium. The stage is undersized. There is no access on to it from backstage. The stage has a valance but no curtain, lighting or sound systems. A fixed basketball goal partially obscures the view of the stage. There are no set design or storage areas. There are no dressing rooms. The stage is not handicap accessible.

The Middle School locker rooms are undersized and not handicap accessible. They are in need of complete renovation and expansion.

The Middle School weight training area is located in the academic wing in one of the building's typical small classrooms with only a 7'-11" high ceiling, carpeted floor and no protective wall padding. The room is not suitable for this use.

The present Middle School kitchen is sized and equipped for serving only. Food is stored in the cooler/freezer at the Middle School. It is transported daily to the Elementary School for preparation and brought back to the Middle School for serving. This method of providing meals to the Middle School students is very inefficient.

At 7'-9" the existing cafeteria ceiling is too low. The space is buried in the building interior. It has neither windows nor other means for introducing daylight.

The existing mechanical systems do not meet high performance standards.

The Preschool program is not located in the main Middle School building as recommended in CDE guidelines but in two separate portable classroom buildings. The Preschool classrooms are also too small.

As described above the physical condition of the Ellicott Middle School campus is very poor. Many interior and exterior safety, health and suitability issues have been highlighted. In most instances it is not possible to remedy the unsafe and unhealthy conditions or the program deficiencies by modifying or improving existing construction. The Middle School needs to be replaced.

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

A Master Plan document was produced by Lantz – Boggio Architects P.C. for the Ellicott School District in May 2004. The document lists several participants within the Ellicott school community who contributed to the development of the report. The master plan listed an overwhelming number of deficiencies for the Middle School and recommended its replacement by 2009.

Few improvements have been made since the report was published, but the proposed corrective work was more of a "band aid" fix to much more serious problems. The building sits too low on the site to correct storm drainage issues. The building elevation also contributes to its sanitary sewer problems along with the fact that much of the flat and damaged sewer pipes under the building concrete slab. The entire flat roof system fails to shed rainwater off of the building. Creating a retrofitted sloped system would require removal and extension of the mechanical system and the addition of a tapered insulation layer on top of the roof deck with an all new collection and discharge drain system on an existing structure that is already spongy in some areas. Indoor air quality is a problem. The configuration and siting of the building close to public roads on the property makes safety improvements to site circulation impossible. The multiple vintages of the school have created a convoluted and difficult to secure facility. The majority of the instructional spaces are undersized pursuant to CDE guidelines. The walls between the classrooms are load bearing. It will be difficult and expensive to enlarge classrooms within the existing building. The number of rooms would be reduced or building additions would be required to maintain the same number of rooms.

Roughly 90% of the Ellicott teachers live in Colorado Springs and commute to Ellicott to work. The District must compete with other larger El Paso County school districts to recruit and retain its teachers. One effort Ellicott School District made to compete for teachers is the organization of the school year around a four day week. However, when it comes to the facilities as a recruitment tool the Middle School is a hindrance compared to the Elementary and High School buildings.

In short, no portions of the existing building are suitable to keep for both physical and program reasons. The practical and effective solution is to replace the entire Middle School building and the Preschool portable buildings.

The following is the conceptual Square Foot / Student Calculation for the new facility:

Total New Middle School Gross Area 2266,575 SF

Projected 2013 Middle School Enrollment 2315 (refer to the demographic report addendum provided by Strategic Resources West

Inc.)  
SF/Student = 62,039/315 = 200211 SF/Student

Total Preschool Gross Area 224056 SF  
Projected 2013 Preschool Enrollment 263 slots  
SF/Child = 4056/63 = 222264 SF/Student

Total Middle School Facility Gross Area 270,631 SF  
Total Middle School Facility Gross Area 274,466  
(With Administration Alt. 1)

The Ellicott educational campus is ordered along both sides of Ellicott Highway, a rural collector road running north / south in eastern El Paso County. The High School and Elementary School are located on the east side of the road, while the Middle School is located across the street from the Elementary on the west side of the road. Playfields supporting each of the facilities are located behind the school buildings, away from the roads. The potential new Middle School locations are limited to the space between the Elementary and High School or space on the present Middle School site. The existing Middle School site was selected for two reasons:

1. Utilize a site that has multiple access points to separate cars from busses.
2. Maintain the opportunity for High School / Elementary School expansion by preserving the area between those two schools.

The Middle School site is fairly flat with some adverse drainage conditions around the present school. The form generators on the Middle School site are the present Middle School facility, the two Preschool portable buildings, the District's wood and metal shops, the District's transportation building (which presently houses the Middle School music program and bus maintenance shop), a tornado shelter (currently used for Middle School wrestling), and existing playfields.

The project solution maintains use of the existing Middle School until construction of the new Middle School is complete. The existing Middle School building would then be demolished. Parking lots and driveways would then be constructed in the area vacated by the old Middle School. The portable buildings housing the Preschool program would be temporarily relocated in advance of the construction. The Preschool programs will ultimately be moved into the new permanent facility and the portable buildings removed from the campus. The balance of the existing site elements described above would remain. The new Middle School floor elevation will be raised approximately 30" to address the stormwater drainage/sanitary sewer issues that have plagued the present Middle School. The project solution utilizes the present site access points, existing wood/ metal shops and playfields.

Refer the detailed project schedule for the activity timelines. The construction timeline has been developed with a General Contractor's input. Note the present building is of multiple vintages (1954, 1964, 1970, and 1974) and has asbestos containing materials. The abatement of the buildings would occur over the summer of 2013.

The attached conceptual building spaces chart inventories the present Middle School rooms and Preschool facilities and compares them to the proposed spaces shown on the conceptual floor plans. As indicated above, the proposed Middle School capacity at completion is 315 students. The state-assigned Preschool capacity is 63 students.

#### CONCEPT FLOOR PLANS

The project solution zones the activity spaces on the north end of the building. Per the construction guidelines the cafeteria doubles as a performing arts space with an elevated stage. The vocal and instrumental music spaces are brought into the building and are in separate rooms, both located to act as "green rooms" for performances on the stage. A ramped passage will connect the stage to the music hallway. The volume and finishes of the cafeteria will be selected for its dual use as a performance space. The stage will have curtains and lighting appropriate for Middle School performances.

A preparation and serving kitchen is adjacent to the cafeteria. The cafeteria is large enough to accommodate one grade level at a time for lunch. This is not possible in the present cafeteria. The existing kitchen has food storage but does not have preparation facilities. The new kitchen will eliminate the present daily transportation of food to the Elementary School for preparation and back to the Middle School for serving.

The technical education area is located in the extreme north end of the activity side of the building. Like the music spaces, hallways, wall assemblies, and mechanical design will provide the required acoustical separation. The technical education area is also located adjacent to the District's wood/metal shop building for potential program enhancement.

The gymnasium, locker facilities and weight training spaces recommended in the CDE Construction Guidelines are located in the

northwest corner of the building activity wing, adjacent to the playfields, and away from the vehicular circulation paths. The gym is sized to accommodate a regulation basketball court and will have typical gym equipment such as basketball goals, volleyball sleeves and a divider curtain.

The main entrance and lobby separate the activity areas from the instructional areas, allowing the building to be strategically secured for after hours/community use functions.

The library is located in the heart of the school on the border between the activity and instructional areas to accommodate the CDE guideline that the space is accessible to the community. Part of the space has a higher ceiling and the room will have tremendous Front Range views. A distance learning classroom is located in the library.

The administration/counseling area is located on the first floor next to the main entrance and will provide proper monitoring for secure building entry. The spaces required by the CDE guidelines in the administration area are accounted for in the attached building spaces chart.

The Special Education spaces are located adjacent to the administration area on the ground floor allowing direct exterior access to the suite if required. Unlike the present condition the Special Education offices will be adjacent to the Special Education classrooms.

The computer lab which will double as a distance learning classroom is located on the second floor next to the instructional wing.

The art classroom and support spaces are also on the second floor overlooking the library with views of the Front Range.

The concept solution shows three classroom groupings, one on the ground level and two on the second floor. Each grouping has the following spaces: four classrooms, one science classroom/lab, a science prep room, a small group room, a teacher work room and a book storage room off of the work room. The size of the classroom is based on the CDE construction guideline recommendation of 32 square feet per student and is over the minimum 600 square feet. All classrooms are located on exterior walls, so both view and day lighting windows are provided. The proportions are rectangular. Operable walls are shown to provide flexibility for alternative classroom size. Small group rooms are provided as optional break out spaces so that there are a variety of teaching areas.

The science classrooms are larger to accommodate additional built in equipment typically used in Middle School classroom/labs.

The Preschool program is located in the Middle School building on the ground level at the southern end of the instructional wing. The opportunities for a separate entrance and immediate access to an outdoor play area are available.

The Concept Plan also includes space for the District technology hub, records storage and an office for the technology manager. Presently the hub and records storage are located in the basement of the Administration Building which is subject to flooding. The technology manager's office is currently located in the Elementary School.

The Concept Plan shows provisions for expansion of the instructional wing and the support area if/when the need arises.

As identified in the Concept Plan as Alternate 1 the District Administration Facility is shown adjacent to the cafeteria, lounge, kitchen area of the Middle School. The plan orders the offices along the east wall and the meeting room adjacent to the cafeteria offering a potentially larger meeting space for specific functions.

## CONCEPT SITE DESIGN

The site design orients the main building entrance toward the southeast, away from the prevailing winter winds and harsh weather patterns. The bus and car circulation are in view of the main entrance. The bus and car access points are distinct and separated. The car drop off area is removed from the car parking area with a reservoir for "stacking". The flow for both busses and cars is counterclockwise so students are always deposited on an elevated curb/sidewalk on the building side of the drives. The flow allows pedestrian access to the building without crossing onsite vehicular circulation paths. A separate drop off area is shown for Preschool and severe needs students. A bicycle parking area is located adjacent to the main entrance.

The service area is accessed from another existing site entry point from Ellicott Highway. This area is not in the pedestrian circulation paths to the Middle School.

As identified in the Concept Plan as Alternate 1, the parking for the District Administration Facility is separate from the bus/drop area.



The site design preserves most of the mature trees on the property. The Plan shows bio swales for managing and filtering stormwater, which is collected in water quality ponds southeast of the new building. As the onsite soils appear to be conducive to percolation, the staff/visitor parking area is surfaced with pervious paving to also control storm runoff. The dirt needed to raise the building pad will be excavated from the area adjacent an existing pond west of the site. The pond will be enlarged and become an outdoor learning lab for the students.

The present play fields are located away from the bus loading, car parking and service areas on the opposite side of the proposed Middle School. A hard surface play area is located adjacent to the play fields. A fenced Preschool play area is located southeast of the Preschool spaces in the building.

#### HEALTH AND SAFETY

Crime Prevention Through Environmental Design (CPTED) strategies of natural surveillance, natural access control and natural territorial reinforcement are incorporated into proposed site solution. The placement of concrete planters and benches restrict access to the main entrance by vehicles. Pedestrian circulation is distinct from vehicular circulation. Site lighting will reinforce the straight forward routes from the parking area to the school main entrance. An access gate controls access to the bus drop off area during normal school hours. Playfields are fenced and located on the opposite side of the building, separating cars from play activities.

Roof access will be from hatches accessible only from the inside of the building. Parapet heights and building fenestration on the new school will control the current vandalism and safety issues by eliminating the multiple roof access points found at the present Middle School. The utility enclosures will be located in the building service area, not next to the front door as is the present Middle School.

The Concept Plan design illustrates a straightforward solution that is easy to monitor, easy for the students to understand, creates a sense of orientation and safety, all features of a successful learning environment. Natural lighting thru view windows, clerestories and tubular day lighting devices will be incorporated into all instructional spaces. Indirect lighting will extend the day lighting feel into the instructional spaces. Placing the students in a new facility will resolve the security, air quality, health and safety issues affecting the present Middle School facility. Unlike the present facility, the proposed solution will provide a code compliant and fully accessible facility.

#### EXPANDED TECHNOLOGY PLAN

The Concept Pan has a large computer lab on the second floor of the instructional wing. The lab will have data and power for 28 computer stations. Each classroom and science classroom/ lab will have two data drops. Each instructional space will also have a ceiling mounted digital projector. The library will accommodate 30 computer stations. A separate distance learning classroom will be located within the library which is centrally located for after hours use.

#### BUILDING SYSTEMS

The new Middle School will be constructed with spread footing foundations and a concrete floor slab on fill. As mentioned earlier the building pad will be raised up to resolve present drainage and sanitary sewer issues. The second floor structure will use bar joists and metal deck to support the concrete floor. The roof structure will be similar in assembly without the concrete. The building envelope will be brick veneer on steel studs for the two-story instructional wing. The balance of the building will utilize a brick on block cavity wall assembly. The roof system will include a white EPDM membrane adhered to the roofing insulation. Insulation values for the wall/roof assemblies will comply with the CDE construction guidelines. Sun shading devices are planned to manage daylight penetration and distribution into the interior spaces. The costs are addressed in the project budget.

The proposed geo-exchange/heat pump mechanical system design concept has been reviewed with the Governors Energy Office. The representative of the GEO said the mechanical solution described is highly recommended for this project.

#### CONCLUSION

The children and staff who currently attend the Ellicott Middle School encounter health and safety issues on a daily basis. A new facility will not only alleviate those dangers but provide a safe and functional space where teachers can focus on teaching. A new facility will provide a place where students feel secure, are inspired to learn and have a genuine desire to be each day. Teachers will be able to motivate and encourage rather than worry for their students' safety. Students will excel in a safe, bright and stable environment. The current and future children of the growing Ellicott community deserve a structurally sound, safe and healthy environment glowing with the light of day, one that exhilarates and invigorates a life long love of learning, one that prepares them for a successful life in the 21st Century.

## **How Urgent is this Project:**

THE BUILDING ENVELOPE has already failed. Stormwater enters all portions of the building through a variety of paths. Poor site drainage allows surface water to flood the school. Flat roofs with insufficient roof drain capacity and no perimeter gutters result in rainwater sheeting down exterior wall surfaces, deteriorating wall materials and entering through the damaged surfaces. Again because of poor surface drainage the roof water does not flow away from the building and can enter into the wall cavity. The old roof membrane leaks. Snow and rain accumulation in and through the mechanical system causes the need for ongoing repairs to the flooring, walls and ceilings. More importantly the water intrusion into the educational spaces may promote adverse health issues and poorer indoor air quality for the students and staff if mold grows in the ceiling tiles and flooring. Resulting odors and emergency maintenance measures will continue to distract students in their learning environment. Lost instructional time is detrimental to the student learning process placing students at risk of not achieving their best.

Failure of THE ROOFING SYSTEM has occurred. Continued water infiltration into the ceilings of the Preschool portable buildings promotes adverse health issues and poorer indoor air quality for the students and staff from mold in the ceiling tiles.

Because the condition currently exists, THE ICING ON THE SHADED NORTH SIDE of the building created by the lack of controlled roof and site drainage can be considered a failure now and will continue to be an extreme safety hazard to both pedestrians and vehicles.

THE SANITARY SEWER SYSTEM is already at a failure point. In addition to the extreme health hazard from the spread of bacteria due to sewage overflows into classrooms, food service and dining spaces, the resulting foul odors, and emergency clean-up and sanitizing efforts will continue to disrupt educational activities.

The conditions of the DOMESTIC WATER SYSTEM DISTRIBUTION AND PLUMBING FIXTURES are already at a failure point. Water pressure is low in the south wing causing in-operable flush valves and fixture overflowing. The lavatories have been becoming detached from soft CMU walls for years but continually re-securing the fixtures to supporting walls with only caulking cannot be sustained without end and is not acceptable for a functioning public school building.

Failure of FIRE PROTECTION due to the lack of a proper system can only be measured in the event of a fire. No timeline can be established for if or when a fire may occur. The facts are that the Middle School building is a non-sprinklered oversized Type VB building without code-complying area separation walls; it has a long dead-end corridor in a classroom wing. The Preschool portable buildings are non-sprinklered. The transportation building housing the Middle School music program is non-sprinklered and lacks the required 2-hour occupancy separation wall separating student areas from the bus maintenance space. The nearest fire hydrants to the Middle School are across Ellicott Highway 270' and 280' away. This fact renders the urgency for the protection of life in the event of a fire – immediate.

STRUCTURAL DEGRADATION TO THE EXTERIOR LOAD BEARING CMU WALLS due to sheeting of rain water off of the flat roof around the perimeter of the building and the saturation of the CMU foundation does not appear to pose an imminent threat; however, the serviceable lifespan of the structure is significantly reduced. THE STRUCTURAL SETTLING OF THE PRESCHOOL PORTABLE BUILDINGS may be a gradual failure, but any point at which an actual structural failure occurs is too late.

The lack of a complete SECURITY MONITORING SYSTEM, access control within the Middle School building and the fully exposed Preschool portables jeopardize the safety of students and teachers. A timeline to a security threat cannot be established. A tragic event may never occur or could transpire tomorrow.

The existing building is located too close to Ellicott Highway and Handel Road restricting on-site VEHICULAR AND PEDESTRIAN CIRCULATION at the front of the school. Pedestrian Preschoolers and Middle School students are constantly susceptible to injury.

□

MANY OF THE EXISTING CLASSROOMS AND SCIENCE ROOMS ARE UNDERSIZED based on CDE recommendations. Because the interior walls between rooms are load-bearing masonry it would be difficult and expensive to reconfigure classrooms. The total number of rooms within the building would be decreased and building additions would be required. None of the inherent existing building problems would be remedied.

The Ellicott Middle School is an unsuitable learning environment. The distractions caused by the defective structural conditions of the School inhibit learning. Ellicott School District, its staff and the surrounding community are devoted to ensuring the safety, health and education of its students. They believe in and recognize the hard work it takes to properly educate a child. The District strives to meet the educational needs of its students. However, energies are spent and monies wasted on sustaining a failing structure rather than seeing to the proper education of students. Ellicott School District is in need of assistance to provide a safe, secure and healthy environment for its students so the District it can get to the business of educating its children and preparing each of them for the future.

**What is the Cost Associated with this Issue:** \$16,562,801.00

**Issue:** Other

**Deficiencies Associated with this Issue:**

The Administration Building physical and functional conditions are unsuitable for district administration functions.

The following deficiency descriptions will demonstrate that the existing Ellicott Administration Building facility (Alternate 1) is not secure, not compliant with accessibility standards, contains health hazards, and is an unsuitable administrative environment when compared to the Capital Construction Assistance Public Schools Facility Construction Guidelines – 1 CCR 303(1).

**SAFETY ISSUES**

Two of the three portable buildings comprising the School District's Administrative Facility were placed on the old foundations of the former District Administration building that was destroyed by a tornado. The foundation was not designed for the current structures and archival information does not exist for either vintage to confirm structural suitability. The portable building floor beams stop short of the foundation walls. The beams bear on adjustable columns which are tack welded to the beams, but the column flanges are not engaged with the floor beams. The columns bear on top of the basement concrete slab rather than structural footings.

The District Administration Building has no electronic access control system or security cameras. Community access to the District Board room is thru a pair of exterior doors that immediately access the space, limiting the control of attendees when meetings are in progress.

The District Administration Building has no handicap accessible entrances.

**HEALTH ISSUES**

The stained ceiling tiles inside the building reflect leaks in the roofing system.

**SUITABILITY ISSUES**

The School District's Administrative Office Facility (Alternate 1) is too small for the various functions it houses. There are not enough offices for school district employees and the size of the present offices are too small for district functions.

The School District's technology hub and servers are located in the Administration Building basement. There is no mechanical or natural ventilation to condition this space, so there is no air movement, creating humidity levels approaching the acceptable limits of the computer hardware in the warmer months of the year. Although the adjacent grades slope away from the building the basement is prone to flooding. The space is also subject to insect/rodent infestation. The District's technology head end infrastructure is vulnerable to permanent damage and data loss.

There are no vestibules at the Administration Building entrances. The existing mechanical systems do not meet high performance standards.

As described above the physical condition of the Ellicott Administration Building is unsuitable for supporting Administrative functions. The interior and exterior safety and suitability issues have been highlighted. In most instances it is not possible to remedy the unsafe and unsuitable conditions or the program deficiencies by modifying or improving existing construction. The Administration Building needs to be replaced.

**Proposed Solution to Address the Deficiencies Listed Above:**

Alternate 1 – Relocation of District Administration Offices to the new Middle School Facility.

The solution is to relocate the District Administration Facility to the Middle School campus. If the alternate is selected for this work, the present facility shall be removed from the property and not used for any school district purposes. The former administration facility site shall be redressed and incorporated into the area designated for future elementary school / high school expansion as shown on the Area Map included in the back up documents.

The following is the conceptual Square Foot / Student Calculation for the new District Administration facility:

Total New District Administration Gross Area 3,835 SF

Total Middle School Facility Gross Area 70,631 SF

Total Combined Facility Gross Area 74,466 SF  
(With New District Administration Facility Alt. 1)

#### CONCEPT FLOOR PLANS

As identified in the Concept Plan as ALTERNATE 1 the District Administration Facility is shown adjacent to the cafeteria, lounge, kitchen area of the Middle School. The plan orders the offices along the east wall and the district board room adjacent to the cafeteria, offering a potentially larger meeting space for specific functions. Circulation in the concept plan limits access to the district boardroom thru the main entrance of the district administration facility.

#### CONCEPT SITE DESIGN

As identified in the Concept Plan as ALTERNATE 1, the parking for the District Administration Facility is separate from the bus/drop area and Middle School visitor / staff parking area.

#### HEALTH AND SAFETY

CPTED strategies of natural surveillance, natural access control and natural territorial reinforcement are incorporated into the site solution. The concept floor plan illustrates a straight forward solution that is easy to monitor and easy for residents to understand. Access to the roof shall be from the inside of the building. Building parapet heights and fenestration will be designed to eliminate exterior access opportunities.

#### BUILDING SYSTEMS

The District Administration Facility will be constructed utilizing the same materials and systems as the Middle School forming one cohesive campus.

The new building will be one story, constructed with spread footing foundations and a concrete floor slab on fill. Like the Middle School, the building pad will be raised up to resolve present drainage and sanitary sewer issues. The roof structure will use bar joists and metal deck. The building envelope will be brick on block cavity wall assembly. The roof system will include a white EPDM membrane adhered to the roofing insulation. Insulation values for the wall/roof assemblies will comply with the CDE construction guidelines. Sun shading devices are planned to manage daylight penetration and distribution into the interior spaces. The costs are addressed in the separate project budget for the District Administration Alternate no. 1.

The proposed geo-exchange/heat pump mechanical system design concept has been reviewed with the Governors Energy Office. The representative of the GEO said the mechanical solution described is highly recommended for this project. Natural light shall be extended thru the facility with the use of view windows and tubular day lighting devices.

#### **How Urgent is this Project:**

The STRUCTURAL SYSTEM supporting the floor is not properly secured to the building foundation. There is no lateral stability and the overall integrity of the system is suspect. The failure of the structural system will be catastrophic. The building should be considered unsafe.

The LACK OF SPACE has placed the technology hub in the basement of the facility and the office of the technology director in a different building. The conditions affecting the location of the Hub- flooding, vermin and unsuitable humidity levels will most certainly be the cause of a breach in the technology services to all of the school facilities.

The lack of a SECURITY MONITORING SYSTEM and access control system exposes the educators and visitors to continued risk to their safety from intruders with malicious intent. The lack of control to the board room from the exterior while the room is in use also places the occupants at risk. A timeline to this threat cannot be established as a tragic event could occur tomorrow or may never occur.

**What is the Cost Associated with this Issue:** \$836,439.00

#### **How Does this Project Conform with the Construction Guidelines:**

The items below are referenced with brackets [ ] to a specific section of the Capital Construction Assistance Public Schools Facility Construction Guidelines – 1 CCR 303(1).

The project conforms to the PSFCG by the following:

- [3.1.] For a sound structural system.
- [3.2.] For a weather-tight roof that drains water positively off the roof and discharges the water off and away from the building.
- [3.2.1.2.] For EPDM roofing.
- [3.3.] For proper egress throughout the building.
- [3.4.] For proper potable water quality and pressure.
- [3.5.] Complete code complying fire alarm system.
- [3.7.] For a closed circuit video system.

- [3.8.] The new facility will have an event alerting and notification system.
- [3.9.] For a secured facility with controlled access provided with the “buzz-in” remote release device in the receptionist area.
- [3.10.] Safe and secure electrical system.
- [3.11.] Safe and efficient mechanical system.
- [3.12.] Healthy indoor air quality.
- [3.13.] Sanitary school facilities.
- [3.14.] Food preparation, distribution and storage within the new facility.
- [3.15.] Safe laboratories with proper storage of chemicals in science classrooms and prep rooms.
- [3.16.] A separate health office for emergency care.
- [3.17.] An ADA compliant facility.
- [3.18.] A site that safely separates pedestrian and vehicular traffic:
- [3.18.1.] In the new concept plan, the physical routes for the busses, cars and pedestrians are separated. The existing access points from the adjacent roadways are utilized in the new site design. Traffic control signage shall be used to compliment the site circulation design.
- [3.18.2.] In the new concept plan the bus staging, unloading area is located away from the staff & visitor parking area. Site construction shall include raised curbs. Traffic control signage shall compliment the site circulation design.
- [3.18.3.] In the new concept plan the car drop off area has a reservoir for “car stacking”. The flow is counterclockwise, and pedestrian circulation routes do not cross vehicular traffic flow.
- [3.18.4.] The parking areas shall be paved. The concept plan shows that parking areas are in view of the main entrance of the building, away from the student drop off area.
- [3.18.5.] For a designated safe path leading to the school entrance. The alleviation of icing over pedestrian sidewalks will improve safety. The sidewalks in the concept plan are located adjacent to vehicular circulation to define pedestrian routes.
- [3.18.6.] The new middle school concept plan shows the building service area is separated from the other on-site traffic and pedestrian entries.
- [3.18.7.] The new concept plan indicates a bicycle parking area is located adjacent to the main entrance in an observable location.
- [3.18.8.] Fire lanes shall be marked and signed on the new middle school site.
- [3.18.9.] The new concept plan shows that the main entrance plaza is bordered by raised planters & benches separating the bus drive in front of the school from the main entrance.
- [3.19.] For a safe and secure site.
- [3.19.1.] The new middle school is located on the present middle school site. The adjacent uses are other Ellicott school district facilities. The bus loop shall have a control gate restricting access during class hours.
- [3.19.2.] The concept plan configuration allows clear lines of site to playfields and parking areas.
- [3.19.3.] Electric service and gas meter shall be fenced, located in the service area away from the pedestrian circulation paths. The water well serving the new middle school and LP gas supply are located off site.
- [3.19.4.] Access to building roof shall be limited to roof hatches inside the building. The Building fenestration / parapet heights shall be designed to prohibit climbing onto the roof without an extension ladder.
- [3.19.5.] The new middle school site circulation route shall be lit to provide safe access to the building for evening events including parking lot lighting.
- [3.19.6.] The concept design utilizes existing playfields, which are fenced. The preschool play equipment shall be relocated. A new resilient soft surface shall be installed in the preschool play area. The new preschool play area shall be fenced.
- [4.1.] The middle school will be constructed with high quality, durable, easily maintainable materials and finishes.
- [4.2.] For a facility that supports Cap4K, NCLB and the State Board’s model content standards.
- [4.3.] The new facility will have embedded technology for student learning in classrooms and will have a computer lab with distance learning capabilities.
- [4.4.] The administrative offices will equipped with technological hardware and software to control web-based activities and access.
- [4.6.] The facility will have emergency power backup.
- [4.7.] The conceptual site plan observes and/or improves upon existing topography, vehicle access, soil characteristics, utilities and aesthetics.
- [4.8.] Middle school facilities shall meet recommend educational programming in permanent buildings.
- [4.11.] The new middle school’s concept design provides day lighting into and views from all classrooms. Tubular day lighting devices will augment the day lighting to classrooms and other spaces where possible. Appropriate acoustical will be used to control noise levels. The new facility will be vibrant and cheerful environment supporting 21st century learning.
- [4.11.1.] The existing playfields accommodate the typical middle school activities. New hard surface basketball courts are located adjacent to the Gym.
- [4.11.2.] Special Education spaces are included in the new concept middle school design. They are located on the ground floor adjacent to the Administration/Counseling area. The concept site plan shows the opportunity for a separate loading/unloading area for special education students.
- [4.11.4.] Classrooms in are designed with 32 s.f. per student, larger than the minimum required 600 s.f. and rectangular in shape. Several classrooms have operable walls to provide a variety of learning space. Small group rooms are also provided to extend the range of learning space size.
- [4.11.5.] In the new concept design, the Library is located at the “heart” of the school, adjacent to the main entrance. A section of

the library space is two stories in volume. The space shall have exterior windows with window shades.

[4.11.6.] In the new concept design the Computer Lab is located in the quieter, instructional wing of the building. The space shall also accommodate Distance Learning activities. The space shall have window shades to control lighting. Another computer area shall be in the general use area of the Library. Two computer stations are planned for all classrooms and science rooms.

[4.11.7.] The Distance Learning lab shall be located in the Computer lab. The proportion of the room and finishes shall be determined to enhance the acoustical properties of the space.

[4.11.8.] Science Labs are located on the 6th, 7th & 8th grade wings. The labs shall have demo tables, wet student stations, and emergency eye wash devices. The science rooms shall have adjacent science prep rooms.

[4.11.9.] The Family Consumer Science lab shall be accommodated in a Science Classroom.

[4.11.10.] The concept design shows the Band classroom located in the activities area of the building near the stage. The room shall be acoustically and mechanically separated for the other spaces. Instrument storage shall be along the periphery of the room or in the music hallway.

[4.11.11.] The Concept design shows the Vocal music classroom located in the activities area of the building near the stage. The room shall be acoustically and mechanically separated. The room is next to the stage serving as a green room for stage performances.

[4.11.12.] In the concept design the art room is located on the edge of the instructional wing in the heart of the school. The space has exterior windows with an inspiring view of pikes peak.

[4.11.13.] The concept design locates the Technical Education classroom at the end of the activities wing. The room shall be acoustically and mechanically separated from the other activity spaces. The tech classroom is also adjacent to the existing district Wood and Metal shops for potential program connections.

[4.11.14.] The concept design shows the performing arts support space is adjacent to the stage. The storage area is side stage. A ramped hallway connects backstage to the music wing so that the vocal and music classrooms may act as green rooms. The Practice rooms in the music wing shall be wet so the spaces can double as dressing rooms.

[4.11.15.] The concept design shows a food preparation kitchen located adjacent to the service/ receiving area and next to the cafeteria.

[4.11.16.] In the concept design the cafeteria space is shaped to act as the "House" to the raised stage. The exposure is southeast so day lighting and view windows shall be accommodated. The volume in the cafeteria will be as required for a performance space. Light control shall be as required of a performance space. The stage shall have the curtains and lighting appropriate for middle school performances.

[4.11.17.] The concept design locates the Gymnasium in the Activities side of the building. The size shall accommodate a regulation basketball court and shall be divisible into to smaller teaching stations. The gym shall have the typical equipment including divider curtain, basketball goals and volleyball sleeves.

[4.11.18.] The concept design locates Weight Training room adjacent to the Gym and existing play fields.

[4.11.19.] In the concept design the boys and girls locker rooms are adjacent to the Gym. The rooms shall have lockers and separate toilet rooms. Offices for instructors shall be incorporated in the locker space.

[4.11.20.] In the concept design the Administrative space is located at the main entrance to control visitors entering the facility. The Administration area shall include reception, faculty bathrooms, conference areas and counseling areas. Student and public toilets are located throughout the building. Custodial spaces shall be located adjacent to the toilet areas. The receiving area is located off the service drive.

[5.1.] For facilities that conserve energy through High Performance Design (HPD). The new facility will be a high performance building that is energy and water efficient, has low life cycle costs, is healthy for its occupants, and has a relatively low impact on the environment.

[5.1.1.] An integrated team will be formed to pursue LEED Gold certification.

[5.1.3.] The conceptual site design provides responsible storm water management and will be landscaped to reduce water consumption.

[5.1.4.] The conceptual building plan minimizes the building footprint with a two-story academic wing.

[5.1.5.1.] Five percent of on-site parking spaces shall be reserved for low emission vehicles.

[5.1.5.3.] Three parking spaces per classroom will be provided.

[5.1.5.4.] Overflow parking will be provided in open grassy areas for large sporting events.

[5.1.6.] The concept plan utilizes the existing middle school site and municipal infrastructure.

[5.1.7.] The facility be joint-use accommodating community activities.

[5.1.9.] Passive solar techniques will be utilized.

[5.1.10.] For utilizing energy efficient and or renewable energy strategies. The new facility will employ a geothermal exchange system with heat pumps. The Governor's Energy Office was consulted on this system. The GEO recommends geothermal on all projects, and they feel that it is especially applicable to school buildings.

[5.1.20.] Existing deciduous trees will be maintained on the south east side of the new building. The conceptual landscape design utilizes filtration of storm water.

[5.1.21.] To employ cool or green roofs to reduce heat island effects with the use of white EPDM.

[5.1.23.] Providing a tight and well insulated building envelope with a minimum wall thermal value of R-19 and roof thermal value of R-30.

[5.1.24.] Vestibules will be provided at main entrances to minimize loss of conditioned air.



[5.1.25.] For use of sustainable building materials where possible.

[5.1.26.] For educational display of high performance design site and building features.

[5.5.] For training district staff on maintenance of a high performance facility for optimum performance and life span.

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

The current middle school building requires approximately \$120,000 per year to maintain its operation. Because of the efficiency expected to be built into a new middle school facility the resources required to maintain the new building are expected to be less than current allocations. With this in mind, District 22 plans to allocate \$20,000 annually to a capital renewal reserve account to replace building systems at the end of their expected life and budget \$100,000 annually for the following regular maintenance of the new middle school:

#### **PROCEDURE**

The district's fiscal office in conjunction with the maintenance department is responsible for implementing and maintaining a comprehensive planned maintenance and capital renewal program. The program is to provide systematically for the maintenance of district-owned facilities, the renewal of infrastructure and facilities based upon subsystems' predictable lifecycles, and the long-term elimination of deferred maintenance. The program shall be managed in a manner that will facilitate the timely completion of all identified tasks.

#### **DEFINITION**

Within the Ellicott School District 22, maintenance work shall be defined as the work necessary to keep all district-owned facilities in good repair and operating condition. This work includes maintaining, operating, and repairing utility systems; e.g., electricity, water, gas, heat, ventilation, air conditioning, plumbing, sewage, and elevators. It also includes maintaining and repairing basic components of district buildings, and grounds; e.g., floor covering, wall covering, doors, windows, hardware, turf, sidewalks, streets/parking lots, and ancillary facilities or equipment.

#### **GUIDELINES**

District plant management shall incorporate the following:

1. A bi-annual physical audit of each facility to identify maintenance/repair requirements in the planned/maintenance program;
2. A bi-annual facility condition report;
3. An annual five year projection of capital renewal costs of facilities and infrastructure based upon major subsystems' lifecycles;
4. An annual deferred maintenance estimate, exclusive of the annual capital renewal projection cost;
5. A bi-annual audit and listing of maintained equipment, including:
  - a. Nomenclature (type, size, capacity, manufacturer, etc.)
  - b. Location
  - c. Condition
  - d. Maintenance tasks and frequencies
  - e. Maintenance schedule
  - f. Cost data
  - g. Lifecycle
  - h. Warranty coverage;
6. A bi-annual review of equipment identified for replacement;
7. A computerized work order system to carry out identified maintenance tasks and which will reasonably account for the total allocated resources;
8. A current comprehensive schedule for all maintenance and capital renewal work through a computerized work order system;
9. Policies and procedures for effective materials management with resultant written records demonstrating internal controls over the purchase, storage and use of plant operations department materials.

In addition, the District will retain the services of the project's commissioning agent for one year post construction to monitor the building to ensure building systems perform as designed, ensure that the District's operating personnel are adequately trained on the operations and maintenance of building equipment, coordinate and supervise required seasonal testing and deficiency correction and assist in the development of a preventive maintenance plan.

### **If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time. Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

This application is for the replacement of a public school facility. The present Middle School was constructed through a number of building programs undertaken from 1954 to 1974. The original facility conditions may have been suitable for educating students at the time, but that is no longer the case. Considering the current condition of the school and how it has aged, it appears that the priority of the district administration at that time was to accommodate students in a facility with the lowest cost at the sacrifice of quality.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

\$20,000.00

**CDE Comments:**

THE DISTRICT SUBMITTED THE APPLICATION IN 2010 AND WAS DENIED AS THE DISTRICT HAD REQUESTED A WAIVER WITH OFFERING 1% OF A 13% MATCH. THIS APPLICATION NOW PROVIDES FOR THE DISTRICT TO MEET THEIR FULL MATCH WITH A BOND ELECTION NOV 2011. ADDITIONALLY THE DISTRICT IS REQUESTING AS AN ALTERNATE TO INCLUDE NEW ADMIN OFFICES AND ELIMINATE THE EXISTING MODULARS WHICH HOUSE THE ADMIN. STAFF NOW AGREES THAT THE ADMIN OUGHT TO BE INCLUSIVE AS MORE INVESTIGATION AS TO THE CONDITION OF THE MODULARS WAS PROVIDED.

|  |                |                                     |             |
|--|----------------|-------------------------------------|-------------|
| <b>Funded FTE Count:</b>                                       | 854.00         | <b>Bonded Debt Approved:</b>        |             |
| <b>Assessed Valuation:</b>                                     | 29585100       | <b>Year Bond Election Passed:</b>   |             |
| <b>PPAV:</b>   | \$34,651.00    | <b>Bonded Debt Failed:</b>          |             |
| <b>Bonded Debt:</b>  | \$2,915,000.00 | <b>Year Bond Election Failed:</b>   |             |
| <b>Total Bonding Capacity:</b>                                 | \$5,917,020.00 | <b>2010 Bond Election Results:</b>  | NA          |
| <b>% of Bonding Capacity Used:</b>                             | 49.00%         | <b>Median Household Income:</b>     | \$15,695.00 |
| <b>Bond Capacity Remaining:</b>                                | \$3,002,020.00 | <b>Free or Reduced Lunch %:</b>     | 62.99%      |
| <b>Existing Bond Mill Levy:</b>                                | 18.5           | <b>State Financial Watch:</b>       | No          |
| <b>Who Owns the Facility:</b>                                  | District       | <b>Charter School Fund Balance:</b> | NA          |
| <b>If it's a 3rd Party Explain:</b>                            |                | <b>Charter Authorizer Letter:</b>   | No          |
|  |                | <b>Charter 3 Month Notice:</b>      | No          |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No             | <b>Charter Chartered for 5 Yrs:</b> | No          |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                | <b>Year Built:</b>                  | 1954        |
|  | n/a            |                                     |             |

|                                    |                        |                                    |                       |
|------------------------------------|------------------------|------------------------------------|-----------------------|
| <b>Current Grant Request:</b>      | <b>\$15,885,491.00</b> | <b>Affected Sq Ft:</b>             | 74,466.00             |
| <b>Current Applicant Match:</b>    | <b>\$2,373,694.00</b>  | <b>Master Plan Completed:</b>      | Yes                   |
| <b>Current Total Project Cost:</b> | <b>\$18,259,185.00</b> | <b>CDE Minimum Match %:</b>        | 13                    |
| <b>Previous Grant Awards:</b>      | 0                      | <b>Actual Match % Provided:</b>    | 13                    |
| <b>Previous Matches:</b>           | 0                      | <b>Was a Waiver Required:</b>      | N/A                   |
| <b>Future Grant Requests:</b>      | 0                      | <b>Stautory Waiver:</b>            |                       |
| <b>Future Matches:</b>             | 0                      | <b>FCI:</b>                        | 66.96%                |
| <b>Total for all Phases:</b>       | \$17,389,700.00        | <b>CFI:</b>                        | 99.10%                |
| <b>Cost Per Pupil:</b>             | \$55,236.00            | <b>Inflation:</b>                  | 6                     |
| <b>Cost Per Sq Ft:</b>             | \$233.00               | <b>Historical Significance:</b>    | Yes-Granted Exemption |
| <b>Red Flags for Discussion:</b>   | None                   | <b>Does this Qualify For HPCP:</b> | Required              |
| <b>Red Flags Explain:</b>          |                        |                                    |                       |

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DEL NORTE C-7 - Underwood ES - Consolidate (2) ES and Site Improvements

### School Name: Underwood ES

|                              |             |
|------------------------------|-------------|
| Number of Buildings:         | 1           |
| All or Portion built by WPA: | Yes         |
| Gross Area (SF):             | 18,820      |
| Replacement Value:           | \$4,475,741 |
| Condition Budget:            | \$1,870,475 |
| Total FCI:                   | 41.79%      |
| Energy Budget:               | \$0         |
| Suitability Budget:          | \$712,400   |
| Total RSLI:                  | 13%         |
| Total CFI:                   | 57.7%       |
| Condition Score: (60%)       | 3.10        |
| Energy Score: (0%)           | 2.50        |
| Suitability Score: (40%)     | 4.16        |
| School Score:                | 3.52        |



## DEL NORTE C-7 - Mesa ES - Consolidate (2) ES and Site Improvements

### School Name: Mesa ES

|                              |             |
|------------------------------|-------------|
| Number of Buildings:         | 2           |
| All or Portion built by WPA: | No          |
| Gross Area (SF):             | 28,518      |
| Replacement Value:           | \$6,078,454 |
| Condition Budget:            | \$3,047,758 |
| Total FCI:                   | 50.14%      |
| Energy Budget:               | \$0         |
| Suitability Budget:          | \$445,600   |
| Total RSLI:                  | 17%         |
| Total CFI:                   | 57.5%       |
| Condition Score: (60%)       | 3.04        |
| Energy Score: (0%)           | 2.19        |
| Suitability Score: (40%)     | 4.63        |
| School Score:                | 3.67        |



# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** DEL NORTE C-7 **Sort Order #:** 143  
**County:** RIO GRANDE **Applicant Priority #:** 1  
**Project Title:** Consolidate (2) ES and Site Improvements  
 Addition  Fire Alarm  Roof  Water Systems  
 Asbestos Abatement  Lighting  School Replacement  Window Replacement  
 Boiler Replacement  ADA  Security  New School  
 Electrical Upgrade  HVAC  Facility Sitework  LandPurchase  
 Energy Savings  Renovation  Project Other Explain: Elementary School Consolidation

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

**AFFECTED FACILITIES:** The District is applying to demolish MESA Elementary & replace this outdated, unsafe & non-code compliant facility with an academically suitable new Elementary School & provide a renovation to the remaining & integrated historic Underwood Elementary School. This application is to address & remedy safety hazards and health concerns that detract from a healthy learning environment – both at the current Elementary School & in the exterior site conditions of the Del Norte campus.

**EDUCATIONAL PROGRAMMING:** Utilizing the CDE statewide and independent assessments, the CDE Capital Construction Guideline and addressing the Del Norte campus concerns identified below - programmatic requirements were identified and baselined against the standards allowing for careful thought & consideration for each of the Master Plan options considered - along with the associated pros & cons -- scope definition by facility & facility dispensation under each option. Only dire needs of the District were considered & full compliance has been made with the programming requirements of Section 4.13 of the CDE Capital Construction Guidelines for PK-12 Rural Schools.

**MAINTENANCE PROGRAMS AND THE REASONS FOR PURSUING A BEST GRANT:** The Del Norte School District is pursuing a grant for a new consolidated ES and site safety upgrades due to the following reasons: 1) Aging, undersized and failing infrastructure; 2) Campus wide site safety concerns as noted above; 3) Campus wide security, safety & control deficiencies - uncontrolled & mostly unmonitored building access resulting from antiquated or poor design and typical problems related to a multi-building campus requires students to enter and exit school buildings multiple times during the day; 4) Fire alarm & detection systems are absent or severely deficient; 5) Hazardous materials/ACM; 6) Missing/deficient program area after careful review of the CDE Capital Construction Guidelines for Rural PK-12 Schools; and 7) Non-ADA compliancy/Non-code compliant egress

**Issue:** Other

### Deficiencies Associated with this Issue:

Elementary School Consolidation:

The selected Master Plan option calls for a consolidation of the (3) existing ES buildings into one new, consolidated ES – incorporating the existing historic Underwood ES. This selected plan calls for the demolition of the obsolete and non-code compliant existing Mesa ES, a non historic building. The plan maintains and renovates the existing Mini-Gym.

This study yielded significant deficiencies, including an inordinate amount of life/health/safety issues with the current Mesa & Underwood Elementary School, as well as the existing Mini-Gym as they currently stand - these have been prioritized with #1 being the most concern, etc and include the Capital Construction Assistance Public Schools Facility Construction Guidelines Reference:

- 1) Site Safety deficiencies at ES; please see site work section
- 2) Multiple entrances to current ES create line of sight and security risk - Mesa, Underwood (3.9)
- 3) Water leaks have rotted wood floor and joists. Wood structural members beneath the walk-in cooler have rotted significantly. Several wood floor joists have collapsed and are undermining the structural integrity of the floor system above. The walk-in cooler is at risk for collapsing into the crawl space below – Mesa (3.1)
- 4) Life/safety egress doors are not ADA compliant. The exterior egresses at each classroom do not meet ADA requirements for width. Furthermore, even if the doors were brought up to ADA standards for width, the landing and stairs leading out of each classroom also do not meet ADA / code requirements for proper egress. To meet ADA, a ramp would need to be provided for egress at each classroom – Mesa (3.17)
- 5) Underwood is not ADA accessible. The front entry is not on grade and requires one to climb stairs prior to entering the building. Once inside the building, one would then be required to climb stairs to access the first (and second) levels or to descend stairs to access the lower level of the building – Underwood (3.17)
- 6) Interior doors do not meet fire code and need to be replaced. The current doors have not been UL tested and likely do not meet code requirements for a 20 minute fire rating – Mesa & Underwood(3.3)
- 7) Building does not have a fire sprinkler systems. Currently neither Mesa nor Underwood has a fire sprinkler system. All new

- schools are required to be fully fire sprinkled. A new fire water serves and piping system will be required for a fire sprinkler system. –Mesa & Underwood (3.5)
- 8) No outside air ventilation into the building. Outside air per ASHRAE standards is required in all public areas. A new ventilation system is required for the intake of outside air, heating of the fresh air, the mixing and distribution of the fresh air, and the exhaust of old air.– Mesa & Underwood (3.12)
- 9) Ponding at skylights due to poor roof installation. There is visible ponding of water at the perimeter of approximately 4 of the approximately 10 existing skylights – Mesa (3.2)
- 10) Roof fascia is not properly installed. There are some areas (west side of building) where soffits areas show visible signs of water infiltration due to the improper installation of the facade. Over time, water infiltration into the soffits will make its way into the building – Mesa (3.2)
- 11) Cracks at exterior masonry signal potential failure of the structural system. At areas around the existing kitchen it is apparent that the structural system behind and beneath the exposed masonry veneer has been compromised in some fashion. The cause of the compromised structural system is likely due to poor construction / compaction or potentially due to water that may be accumulating under this portion of the structure – please note a formal structural assessment has not yet been completed - Mesa (3.1)
- 12) Power distribution in each classroom is insufficient for the needs of students and teachers. A high percentage of the classrooms are currently utilizing extension cords to increase the number of receptacles and get electrical power to a needed piece of equipment in the appropriate location. There are an insufficient number of receptacles and the lack of available power to provide new locations. To correct this shortage the main power serves must be upsized.– Mesa & Underwood (3.10)
- 13) ADA lift is deficient. The existing ADA lift does not meet current ADA requirements for width and function – Mesa (3.17)
- 14) Electrical systems including distribution, lighting and branch wiring are beyond their useful lifespan and are at capacity. The electrical breakers are failing causing nuisance tripping and in some cases replacements are not available. Electrical receptacles have a limited number of cycles until they become a safety hazard. The ballast in the light fixtures age and provide leak light outputs at higher energy consumption levels. The computer lab at Underwood frequently trips breakers which disrupts class and is a drain on the maintenance budget. – Mesa & Underwood (3.10)
- 15) Toilets are not ADA compliant. The stalls and sinks in the bathrooms are not usable by handicapped occupants. Proper stall size, handrails, plumbing fixture heights and clearances, and proper protection are all required to provide usable facilities for all people. – Mesa & Underwood (3.17)
- 16) HVAC system including heat generation, distribution, roof top and control systems have reached the end of their useful life and require replacement. The heating systems are aged. In Mesa the piping is original and is showing signs of failure from corrosion. The control valves are failing limiting the adjustability of the heat use. The standalone thermostats have no night setback or unoccupied modes to allow for energy saving measures.– Mesa & Underwood (3.12)
- 17) Plumbing fixtures are beyond expected life. The moving parts of the plumbing fixture system are starting to fail. Failures lead to water being wasted and long term maintenance burdens. – Mesa & Underwood (3.13)
- 18) Floor drains in student bathrooms do not drain. Floor drains in student bathrooms do not drain due to suspected corrosion resulting in sewer odors in facility; back up of drains onto bathroom floors Mesa (3.13)
- 19) IT infrastructure is limited. There are limited data outlets in the classrooms and office space. The teachers need the flexibility to expand and create the learning environments based on the needs of their individual students and teaching styles. – Mesa & Underwood (N/A)

In addition, please see additional deficiencies as noted in the subsequent section re: Conformity and Non-Conformity with the Public Schools Facility Construction Guidelines dated 10-07-09.

Physical condition and educational suitability aside, the greatest detriment to Del Norte Schools being able to be improved to appropriate 21st Century educational facility standards is the fact the Elementary School students move between (3) separate facilities that house the elementary school program. Health and wellness benefits of outdoor exposure notwithstanding, the exposure and time lost traveling between the buildings in often harsh conditions negatively impacts the students' and teachers' safety – and curriculum. In addition, the current site design does not support safe or adequate infrastructure for access to the rest of the campus, bus loading and parent drop-off.

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

Based upon District wide needs, the Master Planning Team worked with the District's Master Planning Committee to develop initial needs-based approaches to achieve effective use of existing buildings, while capturing the opportunity to identify needs-based functionality.

Over a series of work sessions with the Master Planning Committee and community members, as well as faculty and operational staff, a comprehensive and consolidated perspective determined the need to provide a consolidated/renovated Elementary School to address all life/safety needs and provide a code-compliant facility for the Del Norte School District's 21st Century needs. While the Master Plan encompasses a holistic, campus-wide comprehensive plan – the District, in an effort to be fiscally responsible and to only approach the BEST application with their major needs, decided to prioritize their deficiencies and only



pursue the portion of the Master Plan encompassing the need to consolidate the Elementary School for life/safety – with students currently spread over (3) buildings on the campus. The Del Norte School District also felt it necessary to address their life/safety and site access needs on the campus and have developed a comprehensive plan for the site that will enable our District to operate safely into the future for our young students for many years to come.

The result is the following requested in this grant application to address: Del Norte School District - Consolidated ES and Site Safety Improvements

- Consolidate the existing (3) ES buildings into one ES – demo Mesa Elementary building; maintain historic Underwood ES; maintain existing mini-gym = consolidation of resources while optimizing newer facilities combined with well built historical structures; integrates community asset of Underwood ES and respects future potential of Old Middel School
- Maximize educational adequacy with respect to CDE Public Schools Facility Construction Guidelines for Rural PK-12 Schools with respect to required adjacencies and student safety
- New site plan/wayfinding and site infrastructure improvements safety and security on the campus for students moving between K8 and HS campus
- Realign bus loop minimizing risk to students currently crossing public streets with no rights of way or opportunity for school crossing
- Resolves clarity of ES school entrance for security and safe pathways for accessibility and student safety

The Master Plan identified the need for a consolidated ES to support and comply with the Capital Construction Assistance Public Schools Facility Construction Guidelines for PK-12 Rural Schools. Note that costs below are hard construction costs including anticipated escalation and do not include soft costs and contingencies. Please see detailed budget for additional information.

#### **How Urgent is this Project:**

IMMEDIATE - this consolidated study is urgent from a health/safety perspective; the overall Master Plan was authored to ensure a comprehensive study was done on the Del Norte campus; this study enabled the new Master Plan team to assess and recommend needed upgrades and improvements to the Elementary School program and buildings, which are severely deficient when reviewed against the Public Schools Facility Construction Guidelines.

**What is the Cost Associated with this Issue:** \$13,998,112

#### **Issue: Site Work**

#### **Deficiencies Associated with this Issue:**

Consistent with the State Site Facility Assessment, the following deficiencies have been identified campus-wide and warrant upgrades due to health, safety and environmental issues - these have been prioritized with #1 being of the most concern, etc and include the Capital Construction Assistance Public Schools Facility Construction Guidelines Reference

1) no designated fire lane;

It appears on both the k-8 and high school campus there is no designated fire lane. Current bus loading/ fire lane is on public use street bisecting the k-8 campus. (3.18.8)

2) parent drop-off is not separate from public streets and has no designated lane;

At Mesa Elementary and Underwood Elementary, parent drop off is not designated and/ or separate from public street. At the middle school, parent drop off is a dead end public street with no designated turn around. Parents are required to do a 3 point turn after they drop off child. (3.18.3)

3) bus drop off is not separated from public streets;

Bus loading area used by ES, MS, HS students is a designated public street with no safety markings or control mechanisms. (3.18.2)

4) students at HS walk to K8 campus for bus loading and cross public streets with no crossings/rights of way;

Students at HS walk to K8 campus for bus loading and cross public streets with no crossings/rights of way, and are out of line of site. (3.18.5)

5) main entrance is not connected via sidewalk, so students cannot access safely;

At the middle school the primary public entrance does not have a connecting walkway to either parent drop off or bus loading areas. (3.18.5)

6) open water ditch bisects school site;

At the middle school existing irrigation ditch bisects primary entrance way into middle school from bus loading. (3.18.5)

7) sanitary sewer system was installed in 1953 and is aged/beyond useful life;

The primary Sanitary Sewer System line serving the middle school, Mesa, and Underwood was installed in 1953 and is aged/beyond useful life. (N/A)

8) Kindergarten play area is not code compliant;

At Mesa Elementary, the kindergarten play areas do not meet current safety and code criteria for playground areas. (3.19.6)

9) parking lots are in disrepair and require replacement or installation of concrete paving; no designation of parent/staff or student parking;



Parking area between mesa elementary and mini gym shows disrepair and requires replacement or installation of concrete paving. Concrete pans are needed to direct surface drainage water. Parking areas at elementary and middle school sites do not meet CDE planning guidelines.(3.18.4)

10)and courtyards flood and allows water into buildings/freezes in winter...

Southwest facing courtyards at the high school retain water at the primary exit doors due to improper grading at adjacent hillside. This causes water to infiltrate into the building and Freeze at doorway during cold temperatures. Existing concrete sidewalks are heaving and cracking as a result. (3.19)

2

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

A comprehensive site safety review has been done of the existing Del Norte campus identifying the above concerns for student safety. The selected Master Plan option identifies mandatory improvements to the access, layout and condition of the existing campus.

- 2New site plan/wayfinding and site infrastructure improvements safety and security on the campus for students moving between K8 and HS campus
- 2Realign bus loop minimizing risk to students currently crossing public streets with no rights of way or opportunity for school crossing
- 2Resolves clarity of ES school entrance for security and safe pathways for accessibility and student safety

This will correct the following:

No designated fire lane; parent drop-off is not separate from public streets and has no designated lane; bus drop off is not separated from public streets; main entrance is not connected via sidewalk, so students cannot access safely; open water ditch bisects school site; sanitary sewer system was installed in 1953 and is aged/beyond useful life; Kindergarten play area is not code compliant; parking lots are in disrepair and require replacement or installation of concrete paving; no designation of parent/staff or student parking; students at HS walk to K8 campus for bus loading and cross public streets with no crossings/rights of way; and courtyards flood and allows water into buildings/freezes in winter

While taken individually, these items are not significant safety issues - however, the context of all of these items together results in a very poor facility & campus layout in which we have to educate our students.

Costs provided are hard construction costs including anticipated escalation and do not include any soft costs or contingencies. See detailed budget for additional and detailed information.

#### **How Urgent is this Project:**

These upgrades are urgent from a practical standpoint if the grant is successfully awarded for the needed campus upgrades; this will ensure compliancy with Section 3.18 of the Public Schools Facility Construction Guidelines and allow for a site that safely separates pedestrian and vehicular traffic – as well as adheres to criteria 3.18.1 – 3.19.6 of the Public Schools Facility Construction Guidelines.

**What is the Cost Associated with this Issue:** Included in total project cost as detail

#### **Issue: Handicapped Accessibility ADA**

#### **Deficiencies Associated with this Issue:**

The Del Norte campus has non-ADA compliancy due to buildings with interior and exterior egress staircases and no elevator or lift solutions available due to the age and design of the buildings; compliance with current American with Disabilities Act is lacking in Mesa and Underwood and creates a non-code compliant environment for the Del Norte School District. In fact, Underwood is not accessible except via stairs from the exterior.

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

For the Del Norte School District, Mesa ES's egress in many locations is dependent on stairs and Underwood ES is only accessible via stairs. The needed solution is to provide replacement buildings/renovations with ADA compliant facilities; this will enable our District to accommodate future students, faculty and visitors with ADA requirements and provide opportunity for all learners and provide a school without barriers.

#### **How Urgent is this Project:**

IMMEDIATE -- While the Del Norte School District currently has no students or faculty with ADA needs, we do not have the capacity to accommodate an immediate need should it arise. Our current Mesa and Underwood buildings currently have exterior and interior staircases with no elevator(s) available due to the age of the facility and outdated facility capabilities.

**What is the Cost Associated with this Issue:** Included in total project cost as detail

### **How Does this Project Conform with the Construction Guidelines:**

The District's Master Plan Architect, Owner Representative/Grant Writer and the BEST Application Committee (BAC) at Del Norte School District have reviewed the Colorado Public Schools Facility Construction Guidelines. The Master Plan and the BEST Grant Application have been authored around these Guidelines to ensure compliance and adherence. Should Del Norte School District receive this Grant, the selected architect for the proposed new PK-12 Campus will be required to design utilizing the Guidelines at hand.

Section One of the CDE Capital Construction Guidelines adopted 10-07-09, to promote safe and healthy facilities, has informed every aspect of the designs proposed. The planned addition and site improvements are intended to protect all building occupants against life, safety and health threats and are in accordance with all applicable local, state and federal codes, laws and regulations and provide accessible facilities for the handicapped and disabled.

The school currently has deficiencies in the following categories: 3.1, 3.2, 3.3, 3.5, 3.6, 3.7, 3.8, 3.10, 3.11, 3.12, 3.17, 3.18 and 3.19. For a specific descriptive, please see Section IV (Other - Elementary School Consolidation DEFICIENCY Section and Site Work DEFICIENCY Section)

Section Two, school facility programming to meet or exceed State Model Content Standards by promoting "learning environments" conducive to performance excellence. Section 4.13 for PK-12 Rural Schools have been carefully reviewed and were the basis utilized for the programming and educational suitability study.

The school currently has deficiencies in the following categories: 4.13.1, 4.13.2, 4.13.13, 4.13.15, and 4.13.19. For a specific descriptive, please see Section IV (Other - Elementary School Consolidation DEFICIENCY Section and Site Work DEFICIENCY Section)and/or the Ed Specifications/Program provided as an Exhibit to the grant application.

The planned renovation of Underwood and new consolidated ES and programmed spaces are intended to comply with Section 4.13 for Rural PK-12 Schools and will be designed to incorporate shared community uses and will separate younger students from older students, while consolidating all ES activities into one facility versus the current (3) campus wide facilities that support the ES.

The existing Del Norte School facilities fail to meet any of the Guidelines under Section Three, promote school design and facility management that implements the current version of LEED for Schools or CO-CHPS green building ... It is the intent of the Master Plan and the proposed designs to conform to ALL of these recommendations. Our team (and the TBD selected architect) have experience in designing and building a LEED Gold certified building, which is the expected certification for this new school campus.

When considering Section 4, to evaluate school facilities based on rehabilitation costs verses replacement costs or discontinuation with consideration given to historically significant facilities, Del Norte School District determined that the best option for creating high quality 21st Century educational facilities was to incorporate the historic Underwood ES into the new consolidated ES.

The District is applying to demo the existing Mesa ES and construct a new consolidated ES that would incorporate the historic Underwood ES and house all 261 ES student spaces. In addition, an exterior site safety exterior plan would be implemented campus wide to allow for a safer site environment for the students of Del Norte School District.

The overall need encompasses and the master plan study for the grant application includes:

- 1) Demo Mesa Elementary School
- 2) Remodel the Existing Historic Underwood Elementary School
- 3) Perform General Site Improvements including Paths of Travel, Accessibility, Crossings/Rights of Way, Sidewalks, Utilities and Parking Areas

Davis Bacon is not included, per CDE.

Physical condition and educational suitability aside, the greatest detriment to Del Norte Schools being able to be improved to appropriate 21st Century educational facility standards is the fact the Elementary School students move between (3) separate facilities that house the elementary school program. Health and wellness benefits of outdoor exposure notwithstanding, the exposure and time lost traveling between the buildings in often harsh conditions negatively impacts the students' and teachers' safety – and curriculum. In addition, the current site design does not support safe or adequate infrastructure for access to the rest of the campus, bus loading and parent drop-off.

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

When these new facilities/renovations are built/completed and ready for the Del Norte School District to assume responsibility for these facilities, the District will ensure that they are properly maintained. The District maintenance staff will maintain the new campus, as they have diligently with all other facilities in the past.

The Superintendent and maintenance staff have shown their ability to repair, replace, remodel and adapt to the changing conditions of maintenance equipment and technologies. They excel in their ability to perform scheduled preventative maintenance. They have worked hard to establish timelines and time tables in the Master Plan for maintenance repair and replacement of facility equipment, hardware and technologies. This staff will be able to successfully maintain the new campus in a manner that would promote the lowest anticipated lifecycle costs. The abilities of the maintenance staff are outstanding. Maintenance staff training will be provided for the care of the high performance buildings. Additionally, high performance processes, procedures and equipment will be implemented with annual reinforcements; all school personnel will be trained in how to best care for the new facilities.

A proactive maintenance program will be developed for the new facilities. The major components of the project will include: a) a historical file with documentation on all major systems – including photos and records, etc; b) annual and semi-annual inspections that are appropriate for the systems; c) corrective action programs; d) an energy management program; e) training programs; f) a self-evaluation process and annual program updates. Major systems will include, but not be limited to: roofing, boilers, HVAC, other mechanical, electrical, safety (alarms/PA systems/intercoms), kitchens, restrooms, general floors and gym floors. Records will be maintained electronically for ready access to all appropriate personnel.

Rules, procedures and regulations will be developed and enforced for those using the school facilities afterhours.

The District analyzed the cost of maintaining the new ES building and compared that to the cost of maintaining the (3) existing ES buildings and determined that a consolidated, new High Performing 21st Century ES building would be more efficient than the existing, outdated and inefficient ES buildings.

To provide for future care of the new facilities, the District will budget for future maintenance and repairs per the BEST statute annually. The following financial numbers may be adjusted after the detailed design (including all systems/construction materials) have been defined. The District will receive (from the architect and/or GC) the replacement analysis on the life cycle of the major buildings over the next 25 years.

The funding for the maintenance of the new facilities will be maintained by two separate and distinct funds: 1) the General Fund and 2) the Capital Reserve Fund.

The General Fund maintenance repair and supply line item will provide for the day-to-day maintenance of these facilities. An amount to cover this cost will be budgeted annually. General Fund repairs are for those of minor consequence and minimal exposure. General Fund repairs are funded upon request of the building level administrator and in consultation with the maintenance staff. When the repairs have been verified by this team, the Superintendent of Schools and the Board of Education will give final approval for the repairs to proceed.

The Capital Reserve process begins every Spring (March/April) so that all projects can be identified and assessed, budgets set and projects approved for work to begin in July of the same year. Once these items have been identified, prioritized and budgets have been assessed, the Superintendent submits these requests for Board of Education approval. Once Board approval has been granted, the budget is adopted by the Board of Education.

If the amount in the expenditure is over the total specified amount, the project will be forwarded to the second funding source, the Capital Reserve Allocation Fund. The total annual amount budgeted for this facility is projected to be \$15,000, but will be dependent upon the District's ability to allocate and appropriate funds. Please note that due to the consolidation from (3) ES buildings to (1) new, high performing ES building, it is estimated that operating expenses will be reduced and assist in the District's capability to set this money aside. In addition, the District (unlike most Districts) will be going after a bond for their full 44% match which shows good faith community and tax impact investment to offset their conservative approach to the capital renewal account (\$15,000 annually). Also, the District is very proud of their sophisticated and detail-oriented maintenance staff that maintains their buildings in an exemplary way - thereby allowing the opportunity to mitigate risk to the building investment being made.

The Capital Reserve Allocation Fund is for long-term maintenance, Certificates of Participation payments and bus purchases. The Capital Reserve Allocation Fund process begins every Spring (March/April) so that all projects can be identified and assessed, budgets set and projects approved for work to begin in July of the same year. Once these items have been identified, prioritized and budgets have been assessed, the Superintendent submits these requests for Board of Education approval. Once Board approval has been granted, the budget is adopted by the Board of Education. The amount that is submitted each year varies.

The school design as LEED Gold, high performance facility is expected to provide significant energy cost reduction and resultant lower costs to operate the facilities.

Capital Maintenance Plan:

DAILY:

- 1)☐Sweep sidewalks and entryways
- 2)☐Remove trash from lawn, shrubs, sidewalks, stairways and parking lots
- 3)☐Review custodial reports and respond appropriately
- 4)☐Review Work Orders
- 5)☐Check boiler, mechanical, electrical and telephone rooms; visual inspections; listen for unusual noises; check for excessive heat and equipment vibrations
- 6)☐Ensure doors, windows and roof accesses are secured

WEEKLY:

- 1)☐Inspect and re-lamp exterior building lighting
- 2)☐Inspect and re-lamp parking lot and site lighting
- 3)☐Replaced damaged or soiled ceiling tiles

QUARTERLY:

- 1)☐Inspect and repair curbs, walks and paving
- 2)☐Inspect and restore signage
- 3)☐Inspect roof conditions; remove debris
- 4)☐Reset time clocks (April and November); replace batteries
- 5)☐Fill/caulk cracks and blemishes on building exterior
- 6)☐Verify that there is an adequate supply of filters, lamps, etc
- 7)☐Inspect all restrooms, shower rooms and water closets
- 8)☐Supervise elevator maintenance service and check for proper operation
- 9)☐Check all door operations and adjust hardware including overhead doors and operators
- 10)☐Inspect and repair all finished surfaces
- 11)☐Replace burned out and flickering lamps
- 12)☐Check for tripped circuit breakers
- 13)☐Inspect and test fire alarm system
- 14)☐Perform quarterly fire extinguisher inspection
- 15)☐Inspect and test smoke detectors

ANNUAL:

- 1)☐Supervise annual fire protection test
- 2)☐Supervise annual fire sprinkler system test
- 3)☐Supervise annual backflow prevention valve test
- 4)☐Rotate fire line valves off and on
- 5)☐Rotate all plumbing fixture shut off valves
- 6)☐Rotate all water valves serving floor drains
- 7)☐Rotate all bib valves
- 8)☐Supervise heating, venting and air conditioning preventative maintenance service (April and October)
- 9)☐Inspect, test and service all emergency lights
- 10)☐Inspect and test all lighting fixtures
- 11)☐Inspection and maintenance on all heating, venting and AC equipment
- 12)☐Inspect interior and exterior

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time. Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

Formal education in Del Norte, Colorado began in 1874 with the opening of its first organized school. The current school district is the result of two consolidations between 1910 and 1920. The following schools are historically significant buildings over 50 years of age and are properties currently owned by the District:

- ☐Old Middle School – circa 1919 (92 years old)
- ☐Underwood Elementary School – circa 1942 (69 years old)
- ☐Mesa Elementary School – circa 1956 (55 years old)
- ☐Middle School Gym – circa 1958 (53 years old)

Additional buildings comprising the Del Norte Campus are:

- ☐Mini-Gym/Art-Music
- ☐Middle School/Middle School Gym
- ☐High School
- ☐Tiger Field House
- ☐Bus Barn

When first constructed, these facilities were constructed accordingly and supported the then current educational program in Del Norte, CO. However, the current Del Norte School District Campus dates back (92) years from a facility age standpoint and is a conglomeration of 1) aged buildings that are not suitable for 21st century learning; 2) underperforming and outdated additions; and 3) useable existing buildings. The campus currently presents a fragmented operational approach that creates high operating and maintenance costs – and the District has “made do” with their underperforming facilities and “band-aid” approach up to this point.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

\$15,000

**CDE Comments:**

|  |                 |                                     |             |
|--|-----------------|-------------------------------------|-------------|
| <b>Funded FTE Count:</b>                                       | 592.00          | <b>Bonded Debt Approved:</b>        |             |
| <b>Assessed Valuation:</b>                                     | 102882567       | <b>Year Bond Election Passed:</b>   |             |
| <b>PPAV:</b>   | \$173,788.00    | <b>Bonded Debt Failed:</b>          |             |
| <b>Bonded Debt:</b>  | \$2,270,000.00  | <b>Year Bond Election Failed:</b>   |             |
| <b>Total Bonding Capacity:</b>                                 | \$20,576,513.00 | <b>2010 Bond Election Results:</b>  | NA          |
| <b>% of Bonding Capacity Used:</b>                             | 11.00%          | <b>Median Household Income:</b>     | \$17,406.00 |
| <b>Bond Capacity Remaining:</b>                                | \$18,306,513.00 | <b>Free or Reduced Lunch %:</b>     | 68.51%      |
| <b>Existing Bond Mill Levy:</b>                                | 3.788           | <b>State Financial Watch:</b>       | No          |
| <b>Who Owns the Facility:</b>                                  | District        | <b>Charter School Fund Balance:</b> | NA          |
| <b>If it's a 3rd Party Explain:</b>                            |                 | <b>Charter Authorizer Letter:</b>   | No          |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No              | <b>Charter 3 Month Notice:</b>      | No          |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                 | <b>Charter Chartered for 5 Yrs:</b> | No          |
|  |                 | <b>Year Built:</b>                  | 1956, 1942  |
|  |                 |                                     |             |
| N/A  |                 |                                     |             |

|                                    |                        |                                    |                        |
|------------------------------------|------------------------|------------------------------------|------------------------|
| <b>Current Grant Request:</b>      | <b>\$8,230,891.00</b>  | <b>Affected Sq Ft:</b>             | 61,670.00              |
| <b>Current Applicant Match:</b>    | <b>\$6,467,127.00</b>  | <b>Master Plan Completed:</b>      | Yes                    |
| <b>Current Total Project Cost:</b> | <b>\$14,698,018.00</b> | <b>CDE Minimum Match %:</b>        | 44                     |
| <b>Previous Grant Awards:</b>      | 0                      | <b>Actual Match % Provided:</b>    | 44                     |
| <b>Previous Matches:</b>           | 0                      | <b>Was a Waiver Required:</b>      | N/A                    |
| <b>Future Grant Requests:</b>      | 0                      | <b>Stautory Waiver:</b>            |                        |
| <b>Future Matches:</b>             | 0                      | <b>FCI:</b>                        | 45.97%                 |
| <b>Total for all Phases:</b>       | \$13,998,112.00        | <b>CFI:</b>                        | 57.60%                 |
| <b>Cost Per Pupil:</b>             | \$53,632.00            | <b>Inflation:</b>                  | 2                      |
| <b>Cost Per Sq Ft:</b>             | \$227.00               | <b>Historical Significance:</b>    | Yes-Deemed Significant |
| <b>Red Flags for Discussion:</b>   | None                   | <b>Does this Qualify For HPCP:</b> | Required               |
| <b>Red Flags Explain:</b>          |                        |                                    |                        |



# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## PEYTON 23 JT - Peyton MS - HS Addition

### School Name: Peyton MS

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 41,219       |
| Replacement Value:           | \$10,918,861 |
| Condition Budget:            | \$8,505,015  |
| Total FCI:                   | 77.89%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$1,637,000  |
| Total RSLI:                  | 0%           |
| Total CFI:                   | 92.9%        |
| Condition Score: (60%)       | 2.10         |
| Energy Score: (0%)           | 1.88         |
| Suitability Score: (40%)     | 4.25         |
| School Score:                | 2.96         |



## PEYTON 23 JT - Peyton HS - HS Addition

### School Name: Peyton HS

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 40,650       |
| Replacement Value:           | \$11,898,233 |
| Condition Budget:            | \$923,498    |
| Total FCI:                   | 7.76%        |
| Energy Budget:               | \$14,228     |
| Suitability Budget:          | \$560,000    |
| Total RSLI:                  | 52%          |
| Total CFI:                   | 12.6%        |
| Condition Score: (60%)       | 3.46         |
| Energy Score: (0%)           | 1.88         |
| Suitability Score: (40%)     | 4.59         |
| School Score:                | 3.91         |





# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** PEYTON 23 JT

**Sort Order #:** 139

**County:** EL PASO

**Applicant Priority #:** 1

**Project Title:** HS Addition

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

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

### GENERAL PROJECT SUMMARY:

The purpose of submitting this BEST grant application is to obtain partial funding for a Middle School addition to the Peyton High School to relocate and permanently place Peyton's 6th grade students (who have been temporarily placed in the Elementary School), and 7th and 8th grade students (who are temporarily housed in modulars outside of the High School), into a safe and healthy long term facility that addresses the District's current needs.

The Peyton Middle School was the original school building built for the District. The facility was originally built in the early 1900's; however it burned down and was replaced in 1957. Since 1957 there have been several additions to the building which occurred in 1970, 1974, 1984, 1989, and 1997. The building accommodated PK through 12th grade until the elementary school was built in 1994 at which point it began function as a combined middle school and high school. When the new high school was completed in 2005 what is now known as the middle school began functioning as a middle school only. As a result of the age of the building and the numerous additions the facility has MAJOR DEFICIENCIES which are described further on in this BEST grant application in the "Deficiency" section. These deficiencies pose numerous health and life safety issues to the students and staff which are also described below. Due to the major deficiencies in this facility and the health and life safety issues the District decided to SHUTDOWN this building in 2008 (although it does continue to be used when an additional gym when needed for practices as well as for District storage) and they moved the 6th grade to the elementary school and the 7th and 8th grade program into modulars outside of the high school as a temporary fix. The modulars are not a permanent solution and they also pose health and life safety issues to the students which are described in the "Deficiency" section of the grant. As noted in the recent CDE facility assessment, both the cost to repair (\$7,459,331) and replace (\$10,246,115) the existing facility outweighs the cost to add a middle school addition to the high school, which is why that option is being pursued. The solution outlined in this grant application not only addresses all current health and life safety issues faced by Peyton School District's middle school population, but it does so in the most cost-effective way possible.

### BACKGROUND OF DISTRICT'S OTHER EDUCATIONAL FACILITIES:

**Elementary School:** The Peyton Elementary School was built in 1994. Overall the facility is in good condition. The elementary school previously included the PK-5th grade program, however due to the issues mentioned above it now also houses the 6th grade. This is only a temporary solution since the 6th grade program has outgrown its space in the elementary. The District will likely be forced to purchase or lease another modular to house the 6th grade.

The project being proposed in this BEST grant application removes the 6th grade program from this facility and permanently moves it into the Junior High addition at the High School. By removing the 6th grade program from this facility it allows for additional space within the elementary school that can be efficiently utilized by the PK-5th grade program as the enrollment of those grades increase.

**High School:** The Peyton High School was built in 2005 and is in excellent condition. The facility is not large enough to fully support the 6th, 7th and 8th grade students, however with the addition of general classrooms to support the increased student count, additional commons/food service space to accommodate greater storage needs and larger student counts at lunch periods, as well as a multi-purpose gym to handle the increased PE and athletic needs, the Peyton High School will be able to be transformed into a Junior/Senior High School that can fully and safely support grades 6-12.

**Issue:** Addition

### Deficiencies Associated with this Issue:

DEFICIENCY:

MIDDLE SCHOOL: The following items are deficiencies that have been noted in either the CDE Assessment, or in the Peyton Elementary and Middle School Facility Assessment (Master Plan) updated 1/25/10, or both:

#### A. HEALTH AND LIFE SAFETY ISSUES

1. Poor site drainage on the north side of the building allows for snow and ice to build up against the building near the exits. Concrete curbs have been added just outside of building doors to prevent water from coming into the building, but this causes a trip hazard when exiting the building, especially in the event of a fire. This is a code violation. There is no safe means of egress on the north side of the building; however, removing the curbs would allow water to enter the building after any precipitation on the area.
2. The site circulation and parking patterns at the middle school pose safety concerns for children being dropped off and picked up. There is not a proper drop off and pick up area for parents. Parents are forced to pull into the parking lot for drop and pick up, causing students to pass between parked cars and moving vehicles.
3. There is no operational fire alarm system. There is a manual pull down station that signals the secretary to call the fire department. Should there be a fire in the building the fire department is not automatically notified which poses a significant life safety issue.
4. There is no fire sprinkler system and there are no fire rated egress corridors to compensate for the lack of a sprinkler system. The building is over the 20,000 square foot threshold for a fire sprinkler. Under current codes a fire sprinkler would typically be required.
5. There are no exterior fire hydrants at the school. Under current codes this would typically be required.
6. The kitchen does not have the required fire suppression system over kitchen equipment and the grease hood.
7. Many classroom doors and doorframes are not fire rated.
8. Building egress corridors are not fire rated. There are no rated corridor walls in this facility and many of the classroom doors and doorframes are not fire rated. Without rated corridors and separation walls or a fire sprinkler system this building is not code compliant and is considered a non-confirming existing building.
9. The building is not ADA compliant. Toilet facilities are not compliant. Rails and ramps are not provided as required. Handicapped individuals cannot access all areas of the facility. (Although there are currently no students that are in a wheel chair, there are times when family members or other visitors are in a wheelchair and do need to access the facilities)
10. There is no battery operated exit signage and there is an inadequate number of exit signs to clearly mark the path of egress from the building which is a code violation.
11. There is no battery operated emergency lighting to illuminate the path of egress which is a code violation.
12. The intercom system has only a limited capacity and there is no emergency notification system to warn students and staff of items such as severe weather events, unauthorized access, etc.

#### B. ADDITIONAL ISSUES

Additional issues have been noted to help further illustrate the POOR CONDITION of the existing middle school building. As mentioned in the "Summary" section above, the CDE Facility Assessment notes the cost to repair this facility is estimated to be \$7,459,331 which far outweighs the cost of our proposed solution of adding on to the existing high school.

1. Various roof materials (metal, shingles, rubber, flashing, gutters, etc) are in poor condition. Metal and shingled portions of the roof are leaking which causes damage to interior ceilings and wall finishes as well as floors.
2. Exterior doors and door hardware in the older portions of the building are in poor condition. Not all hardware is functioning, weather stripping has deteriorated and is missing, many doors either swing the wrong direction, have no panic hardware, or both which is a code violation and egress issue.
3. Building mortar is deteriorating. The extent of mortar damage is likely allowing water to infiltrate the building envelop.

4. Some of the exterior building sealants have been replaced in recent years, although there are many areas where the sealant has deteriorated possibly allowing water to infiltrate the building envelope.
5. The sanitary waste system cannot support the building when fully occupied and back-ups have occurred. The plumbing for the sanitary system is clogged in some areas of the building. The sanitary waste lines also have froze in portions of the building during the winter months.
6. The domestic water is supplied from a well. The well does not have the pressure to properly flush many of the toilets in the building depending on the water usage in other areas of the building.
7. The kitchen does not have any grease traps or a separate grease interceptor to collect grease. This does not comply with Health Department requirements and it negatively affects the already poor performance of the septic system.
8. Exterior windows are in poor condition and are detrimental to the energy costs.
9. The HVAC units are past their life span and do not provide acceptable comfort levels. This can have adverse affects on students and teachers and the learning environment.
10. Library, administration, and kitchen areas need to be expanded. These spaces are undersized and inadequate.
11. All interior finishes (floors, ceilings, walls, etc) are in poor condition and need to be upgraded.
12. All built in casework, lockers, interiors doors, etc are original to the building and are in poor condition and need to be upgraded.
13. Exterior wall systems seem to have no insulation which increases the energy costs for the school.
14. The school lacks exterior security camera coverage and monitoring equipment.
15. Additional site lighting is needed for safer parking and building access at night or early morning.
16. The building does contain asbestos floor tiles.
17. Electrical systems and electrical panel boards are outdated and deteriorating. Electrical equipment is rusting due to past flooding in the building. Residential panels are used in many areas of additions to the original facility.

#### TEMPORARY MODULARS

In addition to the deficiencies with the existing middle school, the temporary modulars which have been setup outside of the high school for the 7th and 8th grade students also pose their own health and life safety risks.

1. No plumbing or bathroom facilities exist in the modulars. Regardless of the weather conditions Students must leave the modulars and walk to the high school simply to use the restrooms.
2. There is minimal fresh air exchange inside the classrooms in the modulars. This is especially noticeable in the summer months.
3. Each movement to and from the high school creates a security risk. A side door of the high school must be left open during the school day to allow the students in the modulars to be able access restroom facilities. This side door is not able to be monitored by the admin/reception area. In addition to the risk at the high school, there is no monitored access into the temporary modulars. Anyone can walk right into the classrooms in the modulars.
4. The modulars do not have a fire suppression system.
5. The sometimes heavy winds in the area detract from the learning environment in the modulars. The wind noise can be very loud and especially distracting when students have to leave the modulars to use the restrooms in the high school.

#### EDUCATIONAL PROGRAMMING ISSUES:

Peyton School District has operated with a 6th-8th grade middle school philosophy for many years now. The current division of grades, with modulars at the high school for 7th and 8th grades, and the 6th grade students at the elementary school, is simply a result of the space available to place modulars at the high school. This makes it difficult to maintain this philosophy. The 6th, 7th

and 8th grade should realistically be combined in one location (as they were prior to closing the middle school) as it allows for a better use of staff which in turn serves the students better. It will allow for a better student distribution in core subject areas and electives and it also provide 6th grade students who excel in math and language arts classes the ability to be served by advanced courses.

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

##### **SOLUTION:**

Four options were initially presented as part of the master plan including variations of replacing the existing middle school at the existing site and renovating the existing middle school (details of the four original options can be found in Section 9 of the Master Plan). Through further reviewing and determining the needs of the District, and noting the higher costs associated with the four original options, it was decided to pursue a new option which came to be known as Option 5.

Option 5 incorporates adding a junior high wing onto the existing high school and also adding a multi-purpose gym and vo-tech program. However, this grant application (Priority) does not include the vo-tech program. The addition for the vo-tech program has been broken out and is being requested for separately as Priority 2.

Benefits of the proposed project include:

1. All life safety and health issues previously noted above will be addressed in the construction of the new addition, including but not limited to: proper site drainage for safe egress; site circulation will provide safe student drop-off and pick-up areas; an automatic fire alarm system; a fire sprinkler system; an emergency notification system; ADA compliant facilities, proper exiting signage and emergency lighting; corridor walls will be rated as required; domestic and sanitary water systems will function properly.
2. The new 6-8 classroom addition will be located at the east side of the existing high school building and will be closely connected to the present commons area.
3. It will provide a safer environment for the middle school students by separating them from the high school students during passing periods.
4. The location of the proposed addition has taken into account the location of existing utilities and will reduce the cost of running sewer, water and other utilities to more remote locations of the building if the addition had been situated in another location.
5. The administrative offices can monitor the central, single point of entry.
6. By adding onto the existing high school, existing rooms for specials such as art, music, media center, admin can be shared.
7. Cost savings are expected to be seen by the District though lower staff needs and reduced operating costs when comparing this addition to a "stand alone" new middle school building.
8. A fire access road around the back of the school will increase student safety by not only providing greater access for emergency vehicles, but it will also allow general deliveries to be made at the back of the building.
9. A reworked parking lot and bus pickup/drop off location will increase student safety and better serves the increased number of students, parents, and buses at the site.
10. The existing high school will now be utilized to its full potential. When the high school was built it was "over-built". This previously could have been viewed as a negative; however, many spaces can now be utilized by both the high school students and the middle school students. These spaces include the admin area, the art room, the music room, the media center/library, etc.
11. By including the multi-purpose gym addition in the grant application we have eliminated the need to travel to the old middle school facility to use the old gym for PE, basketball, volley ball, wrestling, etc.
12. The existing middle school building can be retained and renovated at a later date if needed. In the meantime the building systems will be operated on a limited capacity (only to keep the building from deteriorating further). The building will be used for miscellaneous District storage.
13. By removing the 6th grade program from the elementary school it allows for additional space within that facility that can be efficiently utilized by the PK-5th grade program as the enrollment of those grades increase.
14. If the area grows drastically in the future the planning of this project would allow for the high school to expand into the new

addition and a new “stand-alone” middle school could be built at that time. Not only does the addition requested in this grant take into account the current needs of the District, it also works into the future of the District.

#### CONSTRUCTION SPECIFICATIONS:

Construction Specification can be found in the Exhibit Section of the Gant Application.

#### BUDGET:

The detailed project budget is inclusive of all construction work noted above and also all soft costs such as design and consulting fees, planning and permitting fees, utility fees, site survey fees, inspections and testing fees, finance and insurance fees, building systems/infrastructure costs, owner contingency, and escalation costs. In addition, the project budget also includes costs for the following items which are unique to this project: costs to relocate the existing temporary modulars (they are in the way of the new addition, but they will need to be in use during the construction of the addition); costs to upgrade the existing water treatment plant/septic system (the existing system at the high school cannot take the added capacity/load from the proposed addition; and the holding tank for fire water storage must be increased. The budget also includes FF&E items generally provided by the general contractor such as signage, window coverings, and bleachers as well as costs to provide equipment for a distance learning classroom.

The budget does not include any costs for FF&E items generally provided by the owner/district such as desks, tables, chairs, marker boards, and computers. The district has recently done a furniture inventory and they have more than enough teacher desks, student desks, chairs, tables, bookcases, etc that are of good quality and that are in good condition to furnish the new addition. The district also has approximately 50 computers that could be used in the new addition as well as proper computer tables and chairs.

The budget does not include any costs to cover the premium for Davis Bacon wage rates which is not required, per CDE.

#### How Urgent is this Project:

##### URGENCY:

In order to alleviate the immediate health and life issues surrounding the current modular setup this project must be completed as soon as possible. Consequences of not completing this project include the fact that the numerous health and safety concerns outlined above will continue to exist which poses a threat to students and staff. The District will also be forced to continue to add to their temporary modulars to account for increased enrollment and specifically a very large 6th grade starting in the 2011-2012 school year.

**What is the Cost Associated with this Issue:** \$5,594,324

#### How Does this Project Conform with the Construction Guidelines:

##### PROJECT'S CONFORMANCE TO THE PUBLIC SCHOOLS CONSTRUCTION GUIDELINES:

The District and the Project Team have reviewed the Capital Construction Assistance Public School Facility Construction Guidelines adopted 10/7/09 and can state that the District expects the design and construction of the project being applied for to conform with these Guidelines. The Project's current design, scope, and intent is in line with most all Sections of the Guidelines. Additional information on each Section is listed below:

Section One (life and safety) – The project will include all life and safety items 3.1 through 3.19. This includes but is not limited to items such as: a sound building structural system; a weather tight roof that drains water positively off the roof and away from the building; a continuous and unobstructed path of egress from any point in the school; a potable water system; a fire alarm notification system; hazardous materials will not be used in the construction; an intercom/phone; secured facilities and a main entrance; safe and secure electrical service and distribution system; a safe and efficient mechanical system; healthy indoor air quality; a sanitary school and food preparation area; safe labs with proper storage areas for chemicals; a facility that complies with the American Disabilities Act; safe separation of pedestrians and vehicle traffic.

Section Two (facility programming/learning environment) – The project will include items 4.1 through 4.9 and items 4.11 through 4.13 (4.10 is not applicable to this project as it is specific to elementary schools). Many of these items that are not specifically related to the classroom are already a part of the existing high school which we are proposing to add onto. This includes but is not limited to items such as: high quality, durable, easily maintainable materials and finishes; facilities that accommodate No Child Left Behind and the State Board's model content standards; facilities for individual learning and classroom instruction; administrative offices with the hardware/software for web-based activities; facility will meet the recommended size; daylight and views will be provided; acoustical materials will be used to reduce noise; special education classrooms; classrooms will accommodate a maximum of 25 students; library/media center; computer labs, distance learning labs; science lab; band, arts, gymnasium, etc.

Section Three (High Performance Certification Program requirements) – The project will include many items included in 5.1, 5.2 and 5.5. This includes but is not limited to: a facility that will conserve energy through High Performance Design; a LEED accredited project team member; reducing building footprint; minimizing parking; utilizing existing site and infrastructure; utilizing passive solar techniques; utilize energy efficient strategies; meter utilities; design site lighting to have minimum impact; commission mechanical systems; landscape with drought tolerant plants/trees; employ white roofing materials to reduce heat island effects; provide vestibules; green building materials; establish preventative maintenance tasks.

Section Four (rehabilitation vs replacement costs) – The project does take into account items 6.1 through 6.7 which includes but is not limited to items such as: project takes into account district’s five year population growth trends and the facility should be replaced due to the high rehabilitation costs.

**How Does the Applicant Plan to Maintain this Project if it is Awarded:**

**DESCRIPTION OF CAPITAL RENEWAL/REPLACEMENT BUDGET AND MAINTENANCE PLAN:**

Once the project is completed the District will accept full responsibility to ensure that the building and all systems associated with the project are properly maintained.

The abilities of the District maintenance staff are outstanding. The maintenance staff has shown their ability to clean, repair, replace, and adapt to the changing conditions of maintenance equipment and technologies in 21st century buildings through their service on the 2005 Peyton High School, however, they also excel at performing these duties on the older facilities within the District.

In addition, the District maintenance staff also excels in their ability to perform scheduled preventative maintenance and would continue to do so on this project. In conjunction with the Architect, General Contractor, and Mechanical/Electrical/Plumbing Subcontractors the maintenance staff will develop a Preventative Maintenance Program for the new addition. The major components of the program will include: detailed files with documentation on all major systems including record drawings, O&M manuals, photos, services records, etc; annual, semi-annual, etc inspections as appropriate for these systems; corrective action plans; an energy management program; training programs; work evaluation forms and annual program updates. Major systems/items that would be part of the program would include, but not be limited to: roofing, boilers, HVAC components, electrical systems, life safety systems, kitchen equipment, plumbing systems and restrooms, floor coverings, etc.

To provide for the future care and maintenance of the proposed project the District will budget for future maintenance costs annually. The following budget numbers may be revised after design documents are fully complete and the building systems/construction materials have been finalized, as well as once the preventative maintenance needs and life cycles of major building systems have been identified.

The funding for day-to-day maintenance of the new project would come from the Maintenance and Repair line item in the General Fund which covers general repairs of minimal or ordinary costs. Historically the yearly amount budgeted in the Maintenance and Repair line item in the General Fund has been \$50,000 and by adding an additional \$10,000 to that line item we believe we will be more than able to adequately maintain not only our existing facilities but also this new addition.

The total annual amount allocated to the Capital Renewal Budget for costs associated with this new facility is projected to be \$10,000 a year. This will be used in the event there is a non-routine maintenance repair that needs to be completed that is of a substantial cost. In addition, the funds in the Capital Renewal Budget will aid in replacing the project and the end of its useful life.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time. Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

The Peyton Middle School was the original school building for the district. This facility was built in 1957 with many additions occurring in the 1970’s, 1980’s and 1990’s. It accommodated Kindergarten through the 12th grade until the new elementary school was built in 1984. From 1984 to 2005 the school functioned as a combined middle school and high school until the new high school was built in 2005. The building was in good condition when it was built in 1957 and it did serve its purpose for many years. However, as further detailed in this grant application, there are now numerous deficiencies which pose numerous health and life safety issues to the students and staff.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

\$10,000

**CDE Comments:**

THE DISTRICT WAS AWARDED THE GRANT IN 2010, BUT FAILED THEIR MATCHING BOND ELECTION BY A FEW VOTES. THE DISTRICT IS CONFIDENT THAT THEY WILL BE ABLE TO PASS A BOND THIS ELECTION NOV 2011.



**Funded FTE Count:** 647.00  
**Assessed Valuation:** 41591760  
**PPAV:** \$64,284.00  
**Bonded Debt:** \$3,965,000.00  
**Total Bonding Capacity:** \$8,318,352.00  
**% of Bonding Capacity Used:** 48.00%  
**Bond Capacity Remaining:** \$4,353,352.00  
**Existing Bond Mill Levy:** 12.541  
**Who Owns the Facility:** District  
**If it's a 3rd Party Explain:**  
  
**Is the Facility in a Lease Purchase Agreement:** No  
**If a Charter School, Where will the Facility Revert To:**  
 NA

**Bonded Debt Approved:** \$4,100,000.00  
**Year Bond Election Passed:** 03  
**Bonded Debt Failed:** \$3,350,000.00  
**Year Bond Election Failed:** 10  
**2010 Bond Election Results:** Failed  
**Median Household Income:** \$21,085.00  
**Free or Reduced Lunch %:** 28.17%  
**State Financial Watch:** No  
**Charter School Fund Balance:** NA  
**Charter Authorizer Letter:** No  
**Charter 3 Month Notice:** No  
**Charter Chartered for 5 Yrs:** No  
**Year Built:** 1957, 2005

**Current Grant Request:** \$3,230,722.00  
**Current Applicant Match:** \$2,643,318.00  
**Current Total Project Cost:** \$5,874,040.00  
**Previous Grant Awards:** 0  
**Previous Matches:** 0  
**Future Grant Requests:** 0  
**Future Matches:** 0  
**Total for all Phases:** \$5,594,324.00  
**Cost Per Pupil:** \$31,615.00  
**Cost Per Sq Ft:** \$256.00  
**Red Flags for Discussion:** None  
**Red Flags Explain:**

**Affected Sq Ft:** 21,830.00  
**Master Plan Completed:** Yes  
**CDE Minimum Match %:** 45  
**Actual Match % Provided:** 45  
**Was a Waiver Required:** N/A  
**Stautory Waiver:**  
**FCI:** 77.89%  
**CFI:** 92.90%  
**Inflation:** 3  
**Historical Significance:** NA  
**Does this Qualify For HPCP:** Required

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## LAKE R-1 - Lake County HS - HS Renovation

### School Name: Lake County HS

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 87,324       |
| Replacement Value:           | \$26,160,028 |
| Condition Budget:            | \$12,195,340 |
| Total FCI:                   | 46.62%       |
| Energy Budget:               | \$30,563     |
| Suitability Budget:          | \$4,065,600  |
| Total RSLI:                  | 18%          |
| Total CFI:                   | 62.3%        |
| Condition Score: (60%)       | 3.10         |
| Energy Score: (0%)           | 1.83         |
| Suitability Score: (40%)     | 4.17         |
| School Score:                | 3.53         |



# CDE BEST FY11-12 Grant Application Summaries

|   |  |   |   |
|---|--|---|---|
| <b>Applicant Name:</b>                      | LAKE R-1                                       | <b>Sort Order #:</b>                            | 138   |
| <b>County:</b>                              | LAKE   | <b>Applicant Priority #:</b>                    | 1   |
| <b>Project Title:</b>                       | HS Renovation                                  |   |   |
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fire Alarm            | <input type="checkbox"/> Roof                   | <input type="checkbox"/> Water Systems      |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting              | <input type="checkbox"/> School Replacement     | <input type="checkbox"/> Window Replacement |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA                   | <input type="checkbox"/> Security               | <input type="checkbox"/> New School         |
| <input type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> HVAC                  | <input type="checkbox"/> Facility Sitework      | <input type="checkbox"/> LandPurchase       |
| <input type="checkbox"/> Energy Savings     | <input checked="" type="checkbox"/> Renovation | <input type="checkbox"/> Project Other Explain: | N/A   |

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

### High School Renovation

The Master Plan indicates that though many of the facilities have deficiencies and needs for maintenance and modernization; there is still useful life in the buildings. Although renovating the existing school facilities will be a challenge, the end result will save time and money and still offer students a 21st century learning environment.

For this reason, the district's request for BEST funds is presented in three applications for all three phases of the total project. All are essential to fund this cycle; but are more easily explained in three separate applications. The plan utilizes the existing facilities, addressing health and safety issues, overcrowding and technology needs.

The total project includes the following:

Lake County High School currently houses Grades 9-12 as a comprehensive high school. The district's Master Plan recommends renovation and modernization to the existing building per the state assessment of the immediate health and safety needs included in the deficiencies sited below, for Grades 9-12 and the addition of a new wing to house Grades 7-8 in order to address overcrowding.

Lake County Middle School currently houses Grades 5-8 as a middle school. The Master plan recommends renovation and modernization of the existing building to re-purposing the facility as a Grade 1-6 Elementary School. This would mean that grades 5-6 would remain in this facility and grades 1-4 would move in from West Park Elementary School, and grades 7-8 would move over into the High School. This addresses several of the needs across grades K-12 in the district.

West Park Elementary School is currently utilized as a Grade 1-4 Elementary School. The Master plan recommends renovation and modernization of the existing building addressing the health and safety issues, renovating the facility as a Kindergarten School and District Administration Office. Minor renovations will need to be made to accommodate the needs of the growing kindergarten and the District Administration.

Margaret J. Pitts Elementary currently houses kindergarten classes, as well as Pre-school and Headstart programming known as The Center. The Master plan recommends that Pitts Elementary would retain The Center for Pre-School/HeadStart programs and only Kindergarten classes would move to West Park Elementary. Pitts would remain close to its current configuration for the majority of the renovations and may be considered for changes at a later date. Any renovation and modernization of the existing building per the state assessment could be done at a later date and the associated costs may be passed through to The Center as part of their use of the building. The Colorado Historical Society has deemed Pitts Elementary as historically significant and eligible for listing on the State Register of Historic Properties. If any major renovations using State funding are proposed, the Historical Society must first be notified and engaged. With the reduction of classes at the school; a portion of the building will be closed off and a savings on heating that portion will benefit the district.

It is important to note that the community will have a strong need for preschool programs and expanded classroom needs as the Climax Mine is anticipated to resume operations in 2012. They are currently hiring 145 employees and are anticipated to hire 240 more within two years. This will have a great impact on the school district. It is wise to keep preschool through 12th grade options open, safe and in useable condition for our community.

Our community is unable to fund the total costs of the project and does not have the bonding capacity for this comprehensive plan; yet it is necessary and urgent that the health and safety items are addressed along with space issues and updated technology. Therefore, a BEST grant is key to moving forward. The grant will help us pass a bond that would not be possible otherwise.

### Issue: Renovation

#### Deficiencies Associated with this Issue:

&#61692;ⓂSprinkler Systems: The stage area in the auditorium is the only portion of the building that is sprinklered and has been abandoned. This is a serious life and safety issue.

&#61692;ⓂLake County High School is no longer able to offer full lab sciences such as biology or chemistry as the gas lines to the lab have proven unfit for use and the fume hood is inoperable at this time. The gas line has a large crack in it on the lower level and gas

is no longer available for science labs.

&#61692;The public health inspector noted deficiencies that need to be corrected in a report to the district. The report is attached to the application.

&#61692;Fire Systems: Fire systems and alarms need upgrading with proper horn/strobe that fully address the school. We have not been required by the fire department to make the upgrade yet; however, the district master plan noted the need.

&#61692;Thermal Envelope It is recommended that the thermal envelope (exterior walls) should be tuck pointed, new sealants at gaps|joints|openings be done at the next available opportunity.

&#61692;The food service equipment is original to the building. Some pieces have been repaired over the years; however parts for some of the FS equipment are no longer available. FS equipment failures are frequent. The ovens at the high school are not functioning and continually need repair. Parts are no longer available because of the age and type of oven. The vent motor does not work at low speed and is kept at high speed as there are no parts available. The garbage disposal recently had to be replaced. The sinks, hardware like faucets are not available but need to be replaces. The compressors for the cooler and freezer need replacement. The pizza (bread) ovens need replacement. There are not parts for the old electrical panel. All of these are a concern and continual problem.

&#61692;The boilers were replaced in 2006. However, the Unit Ventilators and pumps are original to the building, beyond their life expectancy and starting to fail frequently. Currently the school district cannot run glycol thru any of the boiler systems. (Explain climate)

&#61692;Pedestrian traffic typically arrives on the east side of the site/building. There is pedestrian flow between the high school and middle school. There is student pedestrian flow between the school building to the fields to the south and west. There are significant grade changes between the school to access these fields. The roads are snow packed; no lights are available or clear signage for crosswalks.

&#61692;Sidewalks around the building are in need of replacement. Future sidewalk design should consider location and proper ADA features. Sidewalks are slanted, cracked, full of ice in the winter and difficult to walk on. The heating system in the front of the high school is no longer functional and snow removal is difficult to maintain. The city sidewalk system leading to the site is antiquated and inconsistent. In the winter sidewalks are often impassable. New sidewalks should be wide enough to accommodate frequent mini snow plow use.

&#61692;Asphalt areas (north parking lot, east parking lot, and driveways) are in need of replacement. Due to the freeze|thaw nature of the local environment, exterior paving has a short life expectancy. Frequent plowing and ice thawing chemicals have impacted the surface of the pavement.

&#61692;The circulation pattern for the school bus drop-off|pick-up need further evaluation, Ideally, a bus area would be provided separate from parent/car drop-off/pick-up areas. Traffic and parent drop off areas need to be separated for safety issues.

&#61692;The original piping for domestic water system is in place but needs further evaluation and upgrades.

&#61692;The south end of the building (industrial technology area) has the original wiring and transformers that are at the end of their useful life and needs to be replaced. In the industrial technology area, students cannot access all machinery because the wiring is original and will not carry the whole load.

&#61692;The district has an annual replacement program for exit lighting to convert to LED. Additional plug loads on the overall system will require additional power to the facility, panel boards, etc. Exit lighting needs to be replaces as this is another safety issue.

&#61692;Security Cameras/systems: Within the past 5 years an intrusion detection system has been installed. However, there is need for cameras and monitoring systems throughout the building as none exist. The school has experienced broken windows and vandalism several times. There was no means of preventing or tracking the individuals who caused the problems. It is quickly learned that there is no system of monitoring entry and exit from building as well as preventing the on-going vandalism to our school.

&#61692;Site Lighting The existing site lighting is average in terms of quantity and providing safe illumination levels to and from the

parking lot. Future improvements should consider the use of high efficiency lighting (poles, pedestrian and building wall packs) with the design reviewed with school administration and district security personnel.

&#61692; All exterior doors and hardware are in need of replacement. All window openings should also be considered for replacement. The doors do not shut completely after someone passes through. The locks are difficult to operate. This causes a security issue. The window openings have some of the same issues with locks as well as having improper sealing to prevent heat loss.

&#61692; Gymnasium bleachers should be upgraded/replaced. Our district has put this deficiency on a capital project list and are concerned about the safety of the current bleacher system. In addition the gym flooring is the original and needs to be replaced.

&#61692; Specialty Equipment Auditorium: Main curtain is 6 years old, and the rest of the curtains and hardware are original to the building and should be replaced. In addition to wear, modern rigging and safety attachment needs to be replaced. Auditorium seating is in need of upgrade or replacement.

&#61692; All future building improvements should accommodate for getting roof drainage discharge away from the building. The slopes/grading is directed toward the building at entries causing ice build up and a dangerous, slippery hazard. As the roof drains the water does not move away from the building.

Site Drainage The area immediately west of the existing 2 story classroom wing collects a large amount of snow during the winter. This is an appropriate area for snow staging but underground drainage of this area should be provided to ensure no water infiltration to the building or impacts on the existing foundations. The north parking lot general slopes towards the building and this western area. The area west of the existing 2 story classroom wing slopes to the west away from the building and towards the road.

&#61692; Hazardous Materials Abatement of asbestos containing materials has occurred on a limited basis over the life of the building, typically in conjunction with specific building improvements. Floor tile (VAT) at most of the hallways and general classrooms has been abated but not all of it. This occurred about 7 years ago when a water main break caused damage to the flooring. Most of the HVAC piping and joints contain ACM's (the piping around the locker rooms was abated). A portion of the HVAC piping in the classroom area has been abated in response to previous upgrade projects. A portion of the electrical wiring is suspected to have ACM 's. The soundproofing material at the auditorium ceiling is ACM; it has been painted over a few times.

#### Structural

&#61692; The slab on grade at the 2 story classroom building has some cracking and minor heaving. It is believed that this building movement has stopped and occurred early in the life of the original building. Any major renovation work in this area should include a more detailed investigation and analysis, followed up by leveling the slabs remediation.

&#61692; Additional Program Needs and deficiencies:

SStudentnt2PrPro4

Programs Desired but Not Currently Offered

- Expanded Career and Technical Education at Lake County Middle & High Schools
- Opportunities for media-based courses including distance learning classes and media production courses.
- Students from the 7th and 8th grade taking classes at the high school must cross a street that is ice packed much of the winter. There is a health and safety issue as there is no marked cross walk and cars may not be able to easily stop for students crossing the street.
- Lab-based science instruction at the elementary school level. The current configuration of the schools in Lake County School district does not allow the administration to add, or expand to provide the desired programs. Current vocational offerings and facilities do not lend themselves to the transition to more technology based programming, nor to distance learning or media courses. In addition, the district lacks lab facilities at the elementary schools and therefore offers much more curriculum based courses without lab options. In addition to the inability to offer desired programs, the current facilities have limited group learning and collaborative work space and do not facilitate the ability for large or small group learning or co-teaching options.

Required state standards can only be met with adequate facilities and labs that are created for students to do the hands on curriculum.

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

The high school renovation addresses the safety and health issues and includes the addition of the 7th and 8th grade classrooms to relieve overall district classroom space issues.

The high school does not have a sprinkler system and the one in the auditorium is not in operation. This is a major safety issue and will be addressed in the renovation.

The gas line definitely needs to be repaired along with access to science rooms that do not have this capability any longer. The middle school science rooms that will be added will also give lab capabilities. Currently, the middle school classrooms are not designed for science lab work.

The fire alarm system should be upgraded in the comprehensive plan. Currently the system is functional but with a modernization, the system will need the appropriate upgrades to fully function.

For Lake County High School, the proposed improvements include the upgrade of the thermal envelope of the classroom wing and moving the administration area and media center. This will increase R-values of the existing building in those areas, thus lowering the impact on the utility usage. Due to the high performance design expectations, the high school building is expected to operate more efficiently and lower operational costs. The proposed building renovations and systems upgrades will allow for more efficient systems with the goal to lower operational costs of the facility.

Existing Utility Infrastructure--It is expected that the main water and sewer lines serving the building will need to be upgraded to accommodate the proposed improvements. The age/quality and size of these lines will need to be improved in order to serve the additional building area.

Electrical power will need to be upgraded to accommodate the proposed improvements and building additions. Electrical service to portions of the existing building has been maximized and is outdated for current codes; therefore, upgrading the service is essential.

In addition, the expected implementation of the district technology plan requires additional outlets/increased plug loads.

Lake County High School Plan will utilize the existing resources of core infrastructure space (gym, auditorium, vocational side of building) spaces that are difficult and expensive to re-create elsewhere. Through the renovation plan, the 21st century learning environments for HS and MS will be created along with collaborative learning centers, thus allowing team teaching opportunities amongst grade levels. Also because of the addition onto the high school and moving elementary to the middle school, the interaction for individual or small group instruction is enhanced between grade levels.

#### Security Issues:

- Re-positioning the administration area at the high school allow for better security, supervision and an enlarged student commons to accommodate a variety of high occupancy activities. Most important is the visibility of the entrance and the ability of security to the entrance of the school. Currently, the administration and office area does not have clear view of people entering the building. There is no way of knowing before someone enters whether there may be cause for concern. Not only visibility, but also cameras and a security system at the entry of the school is a safety issue.

- The exterior doors and hardware will be replaced. Currently the old hardware causes the doors to remain slightly open as they do not close based on the age and type of hardware. This is another security issue.

- Improve site lighting for security and safety around the facility and the parking lots. There is very little lighting outside the building. This is clearly a safety issue.

- Install upgraded security systems with cameras.

Upgrade wiring to accommodate the career and technical needs. These upgrades will include creating an environment that provides more opportunity for access to technology throughout the building.

Another part of the solution to the heating system is to replace the unit ventilators throughout the building.

Replace pavements and walks to address ADA compliance.

Replace bleachers and flooring in the gymnasium. Level concrete slabs as there appears to be settling that will cause hazards in the future.

The remodel will locate all MS and HS instructors under 1 roof  
Currently some instructors travel between buildings



The plan creates efficient use of MS and HS through district high school facility and buildings/gymnasiums.

Overall the plan increases student safety by eliminating the need for middle school students (grades 7 and 8) taking classes at the high school to cross a busy, often icy street with poor marking and visibility. This also eliminates the health and safety needs.

**How Urgent is this Project:**

Urgency:

Safety and security issues.

The high school safety and security issues are clearly identified in the deficiencies noted. A school without comprehensive security systems, upgraded fire alarms, absent sprinkler system, aging infrastructure—water, gas lines, univents in classrooms, electrical capacity for career programs and technology—is a risk. In addition, the paving and walkways that are not adequate or lighted cause a major ADA issue. Our community cannot possibly support financially all the repairs/renovations that are needed. Safety and health issues are the number one priority of our district and all educational institutions. BEST dollars would help us address these issues within the upcoming year. Repairs and renovations will prevent other problems in the very near future.

Overcrowding—Our district has remained fairly stable over the past 5 years; however, we have had to meet in small groups for reading and math interventions in hallways, storage areas and offices. This is not ideal for instruction. In addition, we anticipate an increase in population based upon the investment by Freeport McMoran in the Climax Mine and the current and proposed numbers of new employees. With a potential number of new jobs in Lake County to be over 350, we anticipate increased pressure on our classroom space. The addition of classrooms at the high school will free up space at the other schools for the elementary population. Storage space and facility space of our maintenance and buses has already exceeded what is available; therefore, moving some offices will be necessary for the additional loads on the district.

Technology upgrade—Our schools cannot hold the current load on our electrical systems and yet we desperately need to upgrade technology implementation. We cannot move forward on any plan to increase usage without re-doing the facilities to match the load. This is not acceptable and places our students and staff at a disadvantage for the current 21st Century needs and requirements in our state standards.

**What is the Cost Associated with this Issue:** \$24,822,776.00

**How Does this Project Conform with the Construction Guidelines:**

The projects will conform to the Public Schools Construction Guidelines for the addition of the 7th and 8th grade wing as well as the other items listed in the solution section.

They will all conform to the guidelines. The items will include upgraded heating and ventilation, security systems in place, sidewalks replaced and made compliant and safe.

Guidelines 1.2.1 include health and safety issues mentioned in the deficiencies.

3.3-Continuous and unobstructed path of egress. Doors with proper hardware.

3.5--Fire alarm system

3.6--Managed hazardous materials

3.9--Secured facilities including a video systems and main entrance with visible monitoring

3.17--Compliance with ADA

3.18--Separate pedestrian and vehicular traffic

3.18--Dedicated bus staging

3.185--maintained sidewalks

**How Does the Applicant Plan to Maintain this Project if it is Awarded:**

Annually, our district sets aside approximately \$250,000 for capital reserve. We continue to have a reserve to help maintain the buildings and maximize the life of the project. In order to comply with the renewal fund, the district will keep increased the renewal fund through capital reserve set asides.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time. Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

Lake County High School is a 1962 structure that houses Grades 9-12 and offers a full complement of educational programming, vocational shops, a gymnasium and auditorium. 87,325 SF

- Many site components are beyond their useful life, missing or damaged.
- Much of the building condition deficiencies show a need for deferred maintenance and modernization, but not many are beyond their life.

- The building is missing a sprinkler system and does not meet current codes. Lake County Middle School is one of the newer structures as it was built in 1977 and offers middle school programs for grades 5-8. In addition to District programming for the middle school students, the school houses a pool that is operated and maintained by the County and used by students and the entire community. This school was renovated to add additional structural walls in the classroom wings and to provide more windows on exterior walls. 142,616 SF
  - Some of the site components are beyond their useful life, but many just need deferred maintenance.
  - Some of the building condition deficiencies, like plumbing fixtures, show a need for replacement, but some just need deferred maintenance and modernization.
- West Park Elementary School houses grades 1-4 and was built in 1962, this school features a gymnasium and exterior playgrounds. 41,019 SF
- The majority of the site components are beyond their useful life, missing or damaged.
  - Much of the building condition deficiencies show at least a need for deferred maintenance and modernization, but many are beyond their life.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

100,000.00

**CDE Comments:**

LAKE SD SEPARATED THEIR PROJECT INTO THREE SEPARATE GRANTS BUT IT IS ONE PLAN. IT IS POSSIBLE THAT FUNDING THEIR 1ST PRIORITY COULD SET THE PLAN IN MOTION, BUT IDEALLY ALL THREE WOULD BE AWARDED AT THE SAME TIME. INFLATION IS BASED ON 3.1% PER YEAR FOR 3 YEARS.

|  |                 |                                     |                |
|--|-----------------|-------------------------------------|----------------|
| <b>Funded FTE Count:</b>                                       | 1,034.00        | <b>Bonded Debt Approved:</b>        | \$2,000,000.00 |
| <b>Assessed Valuation:</b>                                     | 108260409       | <b>Year Bond Election Passed:</b>   | 03             |
| <b>PPAV:</b>   | \$104,650.00    | <b>Bonded Debt Failed:</b>          | \$2,500,000.00 |
| <b>Bonded Debt:</b>  | \$530,000.00    | <b>Year Bond Election Failed:</b>   | 08             |
| <b>Total Bonding Capacity:</b>                                 | \$21,652,082.00 | <b>2010 Bond Election Results:</b>  | NA             |
| <b>% of Bonding Capacity Used:</b>                             | 2.00%           | <b>Median Household Income:</b>     | \$18,524.00    |
| <b>Bond Capacity Remaining:</b>                                | \$21,122,082.00 | <b>Free or Reduced Lunch %:</b>     | 70.62%         |
| <b>Existing Bond Mill Levy:</b>                                | 1.64            | <b>State Financial Watch:</b>       | No             |
| <b>Who Owns the Facility:</b>                                  | District        | <b>Charter School Fund Balance:</b> | NA             |
| <b>If it's a 3rd Party Explain:</b>                            |                 | <b>Charter Authorizer Letter:</b>   | No             |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No              | <b>Charter 3 Month Notice:</b>      | No             |
| <b>If a Charter School, Where will the Facility Revert To:</b> | NA              | <b>Charter Chartered for 5 Yrs:</b> | No             |
|  |                 | <b>Year Built:</b>                  | 1962           |

|                                    |                 |                                    |                       |
|------------------------------------|-----------------|------------------------------------|-----------------------|
| <b>Current Grant Request:</b>      | \$15,290,831.00 | <b>Affected Sq Ft:</b>             | 130,224.00            |
| <b>Current Applicant Match:</b>    | \$12,014,223.00 | <b>Master Plan Completed:</b>      | Yes                   |
| <b>Current Total Project Cost:</b> | \$27,305,054.00 | <b>CDE Minimum Match %:</b>        | 44                    |
| <b>Previous Grant Awards:</b>      | 0               | <b>Actual Match % Provided:</b>    | 44                    |
| <b>Previous Matches:</b>           | 0               | <b>Was a Waiver Required:</b>      | N/A                   |
| <b>Future Grant Requests:</b>      | 0               | <b>Stautory Waiver:</b>            |                       |
| <b>Future Matches:</b>             | 0               | <b>FCI:</b>                        | 46.62%                |
| <b>Total for all Phases:</b>       | \$24,822,776.00 | <b>CFI:</b>                        | 62.30%                |
| <b>Cost Per Pupil:</b>             | \$53,962.00     | <b>Inflation:</b>                  | 3                     |
| <b>Cost Per Sq Ft:</b>             | \$190.00        | <b>Historical Significance:</b>    | Yes-Granted Exemption |
| <b>Red Flags for Discussion:</b>   | None            | <b>Does this Qualify For HPCP:</b> | Required              |
| <b>Red Flags Explain:</b>          |                 |                                    |                       |

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

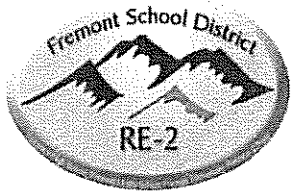
-Facilities Affected By This Grant Application-

## FLORENCE RE-2 - Fremont ES - ES Renovations and Addition

### School Name: Fremont ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 2            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 72,264       |
| Replacement Value:           | \$15,512,130 |
| Condition Budget:            | \$11,819,857 |
| Total FCI:                   | 76.20%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$3,064,200  |
| Total RSLI:                  | 2%           |
| Total CFI:                   | 96.0%        |
| Condition Score: (60%)       | 2.58         |
| Energy Score: (0%)           | 2.21         |
| Suitability Score: (40%)     | 4.08         |
| School Score:                | 3.18         |





# Fremont RE-2 School District

403 West Fifth Street, Florence, CO 81226  
719-784-6312 Fax: 719-784-4140

*Cynthia Scriven*  
Superintendent

*Rhonda Vendetti*  
Executive Director

*Cassie Walgren*  
Business Director

Colorado Department of Education  
Capital Construction Assistance Board

April 25, 2011

Re: Hardship Request of Required Match for Fremont RE-2 School District

The Fremont RE-2 School District (district) in Florence, Colorado has applied for funding from the Building Excellent Schools Today (BEST) to address the safety and health issues for our students.

|                                   |               |
|-----------------------------------|---------------|
| Our current match is 34% which is |               |
| District match                    | \$4,409,754   |
| BEST grant request                | \$8,560,111   |
| Total of -                        | \$12,969,865. |

**We are respectfully requesting that the District's match be reduced to 5% which would be**

|                    |               |
|--------------------|---------------|
| District match     | \$ 648,493    |
| BEST grant request | \$12,321,372  |
| Total of           | \$12,969,865. |

In making this request, the District will make an ongoing commitment to continue to work diligently to seek additional sources of funding for the project to the maximum extent possible.

The following items are the unique reasons why we are requesting this waiver:

1. The district has been assessed a \$1,154,397 reduction in property tax in 2011 which is being withheld from our payments beginning April, 2011. (The letter of explanation is attached.) This will cause our tax assessment to our property owners to move from 28.716 mils to 35.676 mils next year. The 12% of yearly interest required in this amount (over \$123,000) is not recoverable from the special mil levy. This will be a severe hit to our cash flow.
2. We had to close the football stadium seating on April 12, 2011 due to safety reasons. The structure or the earth underneath is slowly sliding down the hill. It did not receive a safety rating and therefore our engineers advised the closure. The proposed fix to drill and pin the structure will be between \$300,000 and \$500,000. The engineering plan and subsequent bidding process will be forthcoming.
3. Our legal bills for the high school situation as of April 7, 2011 are \$119,223.
4. The District's legal team is serving papers this month for the construction lawsuit on our 2006 Florence High School building.
5. Estimates of the fix for Florence High School are in the \$10,000,000 range.
6. Current expenditures for FHS include \$25,000 in carpet to cover the tripping hazards and \$40,000 to re-level the football field for safety.
7. Previous expenditures to Florence High School including mitigation, testing, experts, and repair are \$153,000.

8. The polling on our last bond issue cited a major reason for not approving the bond was the problems with the high school. They would not give us money for another school until we fixed the first one.
9. The running track was used one year before it started heaving. It has been closed to track meets for 4 years. The cost to fix the track is \$600,000 which we can not afford.
10. This year we had to refund \$77,898 due to the free and reduced lunch count for 2008-2009 school year. There is also another audit coming of the 2009-2010 school year in which we are predicting we must pay another refund. (attached)
11. Our vocational education program was also audited and we are looking at a 1.2 FTE refund to them. This amount will be about \$45,000.
12. **To put this all into perspective, please note that our yearly general fund budget is \$12,387,601 so these unusual and unique circumstances (\$2,837,518) represent over 23% of our budget.**

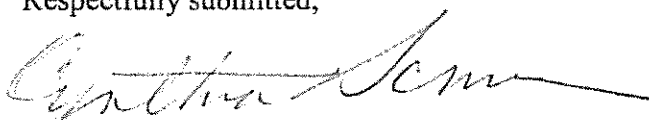
Our request is for a cafeteria at Fremont Elementary so the students do not have to cross the street three times per day. This is a safety issue in which the street has to be closed to all traffic for 8 hours per day. We need major repair and upgrades to the boilers and the electrical circuits are failing in certain areas. Other critical upgrades to the school would include security issues, windows, doors, HVAC systems, plumbing, and more electrical. The swamp coolers are in the halls and our kindergarten students have trouble walking against the wind tunnels. The classrooms do not get enough air and have to open classroom windows thus defeating the swamp cooling system. The urgency of the cafeteria request is compounded by our unpredictable weather in Colorado. On numerous occasions this year, I have seen students crossing the street in mass with rain, lightening, thunder and winds. I fear a catastrophic event due to the weather or a vehicle not paying attention to the orange cones in such weather. Also, please note the letters we have received from the Police Department and the Fire Department.

The District is prepared to proceed with a bond election depending on the award of the outstanding grants. The District plans on moving forward with a mail-in bond election in November 2011 and has enlisted George K. Baum to help with the process. While the District believes there is enough local support for a small bond issue, our success rate has not been great. We passed a small bond in 1978. We tried many times before passing a \$22 million bond in 2004 for the new high school and additions to Penrose Elementary. That is only one positive bond issue in 32 years. With this economy, it is going to be difficult. The potential failure would radically impact the District's ability to proceed with the planned project. We do believe we will have a better chance to sell the bond to the voters this time. The new superintendent is home grown and knows everyone in town. The elementary school is going to get their parent groups involved. We already have some fund raising money to get started with. The amount we are asking for will be less. We have the experience of one election behind us.

We hope that you consider our focus on student achievement as you make your decisions. Half of our schools are on corrective action, year 4. We must continue to put all available resources into improving the opportunities for our students and working toward higher achievement rates.

We appreciate your consideration and thank you for your commitment to help our students and facilities as we create safe and healthy learning environments for our students.

Respectfully submitted,



Cynthia Scriven  
Superintendent  
Fremont RE-2 Schools  
Florence, CO

# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** FLORENCE RE-2  
**County:** FREMONT  
**Project Title:** ES Renovations and Addition

**Sort Order #:** 137  
**Applicant Priority #:** 1

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

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

The building was constructed in 1963 and until 2006 was used as a K-8 grade school. It is now a K-5 school as the middle grades have been relocated to the former high school. Due to the school's former function as a K-8 facility, there is room to accommodate growth in the student population for at least the next 5 years, if not more. The enrollment is currently stable. Presuming that the new high school remains occupied. Fremont Elementary will have an extended useful life because of a lack of overcrowding. Upgrades at the school will be a sound investment due to the building's existing capacity and future potential. The major systems in the building are either antiquated or inadequate. Plumbing, HVAC and electrical systems each require some degree of repair if not complete replacement. Asbestos remediation must occur in order for this extensive work to take place. Numerous energy-efficiency and security measures should be considered to bolster the long term adequacy of the school building.

### Issue: Window Replacement

#### Deficiencies Associated with this Issue:

The building envelope at the school is largely comprised of the original, single-pane, aluminum frame windows and storefront. The amount of non-insulated glazing on the exterior is a large contributing factor to the poor climate performance and thermal comfort of the facility.

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

Work on the building envelope would involve the complete replacement of the exterior windows systems, both at the classrooms and the storefront entrances. The team recommends replacing the windows with energy-efficient, dual pane windows with thermal breaks and appropriate low-E glazing for each elevation. The window replacement should also include the addition of a main-entry vestibule for both energy-efficiency and security purposes. Replacement windows should be operable and match the appearance of the original windows.

#### How Urgent is this Project:

The window replacement will be absolutely necessary in order to maximize the value of replacing the building HVAC systems. This is a high risk and should be addressed within 12 months. Since some of the outside windows are plexiglass, this has a high impact on efficiency. There is also a high risk of property loss since anyone could break into the building very easily.

**What is the Cost Associated with this Issue:** \$225,000

### Issue: Fire Alarm

#### Deficiencies Associated with this Issue:

The existing fire alarm system is a non-addressable zone type Simplex 4002. Communication of an alarm to a remote location is not currently possible. The building is not fire-sprinkled. Due to the floor area of the school, a fire-sprinkler system is required under IBC Secion 903. The exterior exit doors at each classroom would qualify as an exception to this rule (IBC Secion 903.2.2), although the current hardware is not acceptable for exiting purposes. The exiting capacity of the building based on occupancy is more than adequate. The existng corridor walls meet the requirements for 1-hour rated corridors.

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

A new addressable intelligent fire alarm system will be installed with an autodialer to provide the capability to signal an alarm at a remote location. The existing exterior doors will be replaced with new doors and hardware. At the classroom exterior doors, panic hardware should be installed on the interior side for exiting purposes, and no hardware should be present on the exterior side for security purposes. The door replacement would provide a fully-accessible exit from all classrooms and avoid the need for installing a sprinkler system throughout the school.

#### How Urgent is this Project:

The system is currently in a state of failure due to not meeting code and not being able to notify a remote location in an



emergency. This is a high risk and should be addressed within 12 months. This is a high risk and should be addressed in 12 months.

**What is the Cost Associated with this Issue:** \$90,000

**Issue:** Addition

**Deficiencies Associated with this Issue:**

The students at Fremont Elementary are currently obligated to cross West 5th Street in order to eat meals. The cafeteria is located in the Administrative building across the street, south of the school campus. In order to maintain some level of safety, the road is closed to vehicular traffic daily from 7 a.m. until 4 p.m. This has proven to be not only a detriment to the students but also a hindrance to the adjacent police department and a fire hazard, as the closure restricts the access of Florence's firefighting vehicles.

**Proposed Solution to Address the Deficiencies Listed Above:**

A new cafeteria addition is recommended on the north side of the building. The addition would require the demolition of the existing boiler and mechanical equipment building now separate from the school. It would incorporate a new mechanical room and electrical room to accommodate the building systems upgraded throughout the school. A new kitchen space with full-service kitchen equipment, storage and serving area would be part of the addition. New cafeteria seating and space to store it would be planned. The addition is anticipated to require about 6,000 square feet.

**How Urgent is this Project:**

The situation is currently not acceptable by CDE standards and should be corrected in a timely manner. Student must walk across the street twice a day for lunch. It is a safety hazard and puts our students at risk when they are off of the school grounds. High risk.

**What is the Cost Associated with this Issue:** \$1,250,000

**Issue:** Asbestos Abatement

**Deficiencies Associated with this Issue:**

Asbestos is present in the acoustical ceiling coating and in the floor tile under the classroom carpet. Normal cracking and movement in the ceiling structure has caused dust from the ceiling coating to become dislodged upon occasion. This presents an immediate hazard to the students and staff of the school which should be removed.

**Proposed Solution to Address the Deficiencies Listed Above:**

The disturbance of the ceilings in almost all areas of the building by this upgrade will necessitate the complete removal of asbestos-containing materials (applied acoustical ceiling). Due to the expense of mobilizing the asbestos abatement contractor for the project, the master planning team recommends also removing the asbestos floor tile that is present on the floors of most of the classroom areas at the same time. Current classroom flooring finishes will be replaced once the abatement is complete. The ceiling systems throughout the corridors will also be replaced once the new building service systems are installed.

**How Urgent is this Project:**

This is a high risk and should be addressed in 12 months. The asbestos ceiling material and floor tile is currently somewhat controlled although work to replace the building systems will disturb the material enough to make the asbestos removal necessary when the work begins.

**What is the Cost Associated with this Issue:** \$1,707,306.60

**Issue:** Electrical Upgrade

**Deficiencies Associated with this Issue:**

A 277/480V, three phase four wire service to the building feeds a very old 600A distribution switchboard located outside the back of the school building in a separate Electrical/Mechanical building. This switchboard feeds the main school building via 277/480V sub-distribution panels that power lighting and larger pieces of mechanical equipment. 120/208V loads are powered via panels fed from stepdown transformers. Some of these panels appeared to be relatively new. The two modular buildings on site each have a 70A single phase service. It could not be determined where these buildings are fed from. Emergency lighting did not appear to be adequate.

**Proposed Solution to Address the Deficiencies Listed Above:**

Install new switchboard from which to feed new branch circuit panels. The new switchboard will be sized based on historical load data gathered from the public utility, new loads from the new kitchen addition and projections of future use. Depending on the extent of the demolition work, some of the newer existing panels may be reused.

**How Urgent is this Project:**

The system will likely begin to fail in the next three years. With all of the new technology, there are many times when there is not enough power to meet the needs. Extension cords are being used throughout the building. As we look at providing more technological upgrades, the building will not handle the load. This is a medium risk.

**What is the Cost Associated with this Issue:** \$556,754

**Issue:** Energy Savings

**Deficiencies Associated with this Issue:**

The amount of non-insulated glazing on the exterior is a large contributing factor to the poor climate performance and thermal comfort of the facility. There is presumably very little insulation at the roof deck level despite there being a relatively new roof installed. A lack of vestibule at the main entry contributes to poor energy efficiency. Plumbing pipes are typically uninsulated and plumbing fixtures are out-of-date, consuming more water than typically necessary. Antiquated mechanical equipment results in lack of systems efficiency as well.

**Proposed Solution to Address the Deficiencies Listed Above:**

Window replacement and a new vestibule will reduce air leakage at the envelope. The roofing should be replaced in order to add insulation to meet energy code requirements. Plumbing and plumbing fixture upgrades, including insulation, will increase energy performance and water conservation. Replacing the mechanical system with a geexchange system will result in dramatic energy savings.

**How Urgent is this Project:**

The thermal discomfort and poor energy efficiency will continue to deteriorate until the items are corrected. Also, any HVAC system upgrades will be imperative as the building temperature has major swings from very cold to very warm. This is a high risk.

**What is the Cost Associated with this Issue:** \$475,000

**Issue:** HVAC

**Deficiencies Associated with this Issue:**

The school is currently served by two converted steam to heating water forced draft boilers, two pumps in a separate boiler house and combination unit ventilators or radiant heating and cabinet unit heaters with central evaporative cooling located on the roof above the corridor. The boilers are in poor condition and the pumps are fair to poor condition. All heating water supply and return piping is uninsulated. The gymnasium has four heating water air handlers with OSA dampers for ventilation. They look to be in fair condition. The cafeteria is served by three gas furnaces ducted below the floor and a large exhaust fan and intake louver for summer ventilation. The kitchen make up air unit is evaporative cooling with gas fired heating. The system appears to be operational. There is no hood provided above the griddle and oven equipment. The temperature controls are the original pneumatic controls throughout the building. The temporary classroom buildings have thru the wall air conditioners. The administration area has an aging rooftop unit for localized cooling. The server room has no air conditioning.

**Proposed Solution to Address the Deficiencies Listed Above:**

The recommendation for the mechanical systems in Fremont Elementary School is to replace the entire hot water unit ventilator and swamp cooler system with a geothermal heat pump system and direct digital controls that would tie into a central school district database. The recommendation would remove all the boilers and replace the pumps in the mechanical room. This recommendation would involve installing a well field where the athletic fields are and this would be the heat sink and heat source for the geothermal heat pumps. The primary recommendations for the classrooms are to utilize vertical, floor mounted heat pumps and distribution ductwork. These floor mounted units are easier to maintain (ie. Change filters and/or replace compressors) than units that are installed above the ceiling. A dedicated outdoor air system with distribution ductwork would have to be installed to provide the proper ventilation to the heat pumps. An alternate recommendation for the classrooms is to utilize console heat pumps. These units visually look similar to a unit ventilator, however, they operate very quietly and there is no requirement for an additional dedicated outside air unit to satisfy the ventilation requirements. The premium installation costs for a geothermal heat pump system are offset by the simplicity of the operation and maintenance of the system. The recommendation for the kitchen is to install a new gas fired, evaporative cooled make-up air unit and kitchen exhaust fan and interlock the controls together and tie them into the central DDC system for monitoring.

**How Urgent is this Project:**

The system will likely begin to fail within the next 3 years. We are currently having major issues with heating and cooling. It has been 50 degrees in there on some mornings. The swamp coolers are also in the hallways and not in the classrooms. All doors must be open to pull the air through to the classrooms. Teachers must use individual fans to pull the air through. This is a medium risk and off 1 year but should be addressed within 3 years. Moderate impact.

**What is the Cost Associated with this Issue:** \$2,300,000

**Issue:** Lighting

**Deficiencies Associated with this Issue:**

The lighting operates at 277V. The existing luminaires in the main school building are older styles that have been recently retrofitted with T8 lamps and electronic ballasts. Classroom lighting is typically done with pendant mounted luminaires with acrylic sides and cross baffles. The gym lighting is by 400W metal halide fixtures with wire guards. Corridor lighting is provided by three

lamp fixtures spaced approximately 16' apart. Building mounted lighting is provided by non-cutoff wall packs. The stage lighting is controlled by a very old theatrical dimming system rated at 225A at 120/208V three phase.

**Proposed Solution to Address the Deficiencies Listed Above:**

Install new energy efficient luminaires that have been designed for optimal light distribution. Linear fluorescent lamps will either be low wattage T5 or T8 lamps. Lamp selection depends on luminaire type and room configuration. During the design process one lamp will be selected as standard to avoid having to stock many lamp types. Light levels will be calculated to provide sufficient lighting with reduced energy use. Classroom luminaires will be direct/indirect, pendent hung, low profile fixtures. Install code compliant emergency lighting using fixture mounted battery packs. Replace gym lighting with energy T8 fluorescent high bay luminaires. Upgrade exterior lighting by installing new building mounted, full cut-off luminaires using a standard lamp to improve security after dark. Exterior lighting will be photocell-on and time clock-off. Provide new UL listed theatrical dimming system. Spaces such as classrooms, teacher's lounges, offices and storage areas will be equipped with occupancy sensors. All spaces will be provided with a switch that will override the occupancy sensor to turn lights off. Common areas such as corridors, gymnasium and cafeteria will be connected to a building wide lighting control system that will sweep off all lighting between 11:00 PM and 5:00 AM. Override controls will be provided in several locations to provide an additional two hours of lighting each time they are energized. In areas with large amounts of daylight, photo controls will be installed to provide continuous dimming of the luminaires.

**How Urgent is this Project:**

The system has been retro-fit with energy-efficient lamps and there is not a immediate danger of failure. The actual lighting is poor in the classrooms. It is a Low risk and could probably be put off 3 years, but should be addressed within 5 years. This has a low impact on instruction.

**What is the Cost Associated with this Issue:** \$680,500

**Issue:** Security

**Deficiencies Associated with this Issue:**

Supervision of the main entry is now handled with multiple security cameras, monitoring the front entry lobby as well as numerous exterior locations around the building. There is no direct visual connection between the front desk and the front doors or lobby. There is no entry vestibule at the front doors currently, and no remote system for controlled entry. Every classroom has an exterior door with functional exterior hardware, making the students highly accessible without screening and causing security concern.

**Proposed Solution to Address the Deficiencies Listed Above:**

The addition of an interior window is recommended between the administrative area and the main lobby. The window would provide a direct visual connection between the staff and school visitors, rather than relying on video surveillance and directional signage at the lobby. The window replacement task should also include the addition of a main-entry vestibule for both energy-efficiency and security purposes. At the classroom exterior doors, panic hardware should be installed on the interior side of exiting purposes, and no hardware would be present on the exterior side for security purposes.

**How Urgent is this Project:**

Traffic can currently flow into the school without passing the direct view of administration. The main entry doors are not typically secured, so security concerns are immediate. This is a high risk and should be addressed within 12 months. This is a high risk and should be addressed in 12 months.

**What is the Cost Associated with this Issue:** \$60,000

**Issue:** Site Work

**Deficiencies Associated with this Issue:**

Both visitor parking and staff parking are deficient currently, largely due to the congestion caused by closing West 5th Street for the cafeteria crossing. (The street is closed from 7am to 4pm daily.) Drop-off visitor parking and staff parking all circulate through this area, causing congestion and safety concerns. Additional staff parking behind the school is limited, unpaved and difficult to access currently.

**Proposed Solution to Address the Deficiencies Listed Above:**

Building the cafeteria addition would eliminate the need to close 5th Street and reduce traffic congestion. Also, repaving and expansion of the north staff parking are would be part of the additon project, in orer to alleviate some of the parking concerns at the school's main entry.

**How Urgent is this Project:**

This system currently fails to meet CDE guidelines because of the immediate and ongoing requirement for elementary students to cross the street for meals. This is a high risk and should be addressed within 12 months. This is a high risk and should be addressed in 12 months.

**What is the Cost Associated with this Issue:** \$100,000

**Issue: Water Systems**

**Deficiencies Associated with this Issue:**

The domestic water loops are in the crawl space and are uninsulated. They route next to the uninsulated heating water piping which causes the domestic cold water to be warm constantly. There is no reduced pressure backflow preventer on the water entry to the building. The cast iron waste piping is failing and is in a constant state of disrepair. There are no public ADA compliant fixtures in the building.

**Proposed Solution to Address the Deficiencies Listed Above:**

Replace and upgrade the existing plumbing fixtures with ADA compliant fixtures. Replace all cast iron waste with new. In addition to installing high-efficiency, accessible fixtures in the restrooms, new finishes and toilet room accessories will also be replaced and/or added throughout the facility. Insulate all domestic water piping.

**How Urgent is this Project:**

Some portions of the wastewater system are in need of repair currently. This is a medium risk and could be put off for 1 year but should be addressed within 3 years. This has a moderate impact on instruction. There are no ADA fixtures in the building and this upgrade will be needed for ADA compliance. We currently have disabled students and parents who use the building.

**What is the Cost Associated with this Issue:** \$197,700

**Issue: Handicapped Accessibility ADA**

**Deficiencies Associated with this Issue:**

Interior door hardware is not ADA-compliant. The exterior doors in each classroom are not ADA compliant because of the hardware, although proper door clearances and interior/exterior grades are present. There is no ramp or lift access to the stage space. The current route to the cafeteria across the street is not fully accessible due to inadequate sidewalk ramps and door accessibility to the cafeteria. No public restrooms are fully ADA compliant.

**Proposed Solution to Address the Deficiencies Listed Above:**

Upgrade all restrooms to ADA compliance. Replace exterior doors and hardware with accessible hardware and panic devices are required. Replace interior door hardware with accessible hardware. Build cafeteria addition to eliminate need for inaccessible street crossing.

**How Urgent is this Project:**

The system is currently in a state of failure by not meeting ADA accessibility standards. High = Should be addressed within 12 months. This is a high risk and should be addressed within 12 months. This is a high risk and should be addressed in 12 months. High risk.

**What is the Cost Associated with this Issue:** \$120,000

**How Does this Project Conform with the Construction Guidelines:**

**CONSTRUCTION GUIDELINE CONFORMITY**

The project is currently out of conformance with multiple Facility Construction Guidelines put forth by CDE. The most critical non-conformities have been analyzed and addressed by the scope of work in the grant proposal as follows:

"3.3. Doors shall open in the direction of the path of egress, have panic hardware when required..."

Since it is proposed that the building remain unsprinkled, the exterior classroom egress doors and hardware need to be replaced to comply.

"3.5. A building fire alarm and duress notification system in all school facilities designed in accordance with State and Local fire department requirements."

The current fire alarm system is non-addressable and thus not compliant with Fire Department requirements. The system needs replacement.

"3.6. Facilities with safely managed hazardous materials such as asbestos...shall comply with all AHERA criteria and develop, maintain and update an asbestos management plan kept on record at the school district."

Work on the main building systems will compromise the current asbestos encapsulation, so asbestos should be remediated prior to the remainder of the work.

"3.9. Secured facilities including a main entrance and signage directing visitors to the main entrance door. The main entrance walking traffic should flow past the main office area and be visibly monitored from the office either directly or via a video camera system. All other exterior entrances shall be locked and have controlled access."

The existing visitor traffic does not flow past the admin area. A new interior window for direct visual supervision of the lobby is recommended for directing visitor traffic. Exterior classroom doors should be replaced with no operable hardware on the exterior for security.

"3.10. Safe and secure electrical service and distribution systems designed and installed to meet all applicable State and Federal codes."

The existing electrical distribution and lighting is antiquated and needs replacement.

"3.11. A safe and efficient mechanical system that provides proper ventilation, and maintains the building temperature and relative humidity in accordance with the most current version of ASHRAE 55."

The existing HVAC system is antiquated and not fully effective. Complaints of thermal discomfort are common throughout the school. The cooling system requires opening windows for draw into the classrooms and is inefficient. The entire HVAC should be replaced.

"3.12. Healthy building indoor air quality (IAQ) through the use of the mechanical HVAC...and by reducing outside air and water infiltration with a tight building envelope."

The HVAC upgrades should be accompanied by a complete replacement of the original aluminum windows in order to tighten up the building envelope.

"3.18. A site that safely separates pedestrian and vehicular traffic and is laid out with the following criteria:

3.18.1. Physical routes for basic modes (busses, cars, pedestrians and bicycles) of traffic should be separated as much as possible from each other..."

The current arrangement for students crossing the street at lunch causes a conflict between vehicular and pedestrian traffic both during lunch and by causing congestion during drop-off and pick-up times. Building an attached cafeteria would solve this traffic conflict.

"4.10.11. Cafeteria/multi-purpose room to support the school and community. Ceiling heights shall be higher in these areas and daylight shall be incorporated. A tiered stage for school productions shall be included. The tiered stage shall be provided with basic theatrical lighting and sound systems."

The proposed cafeteria will be seen as a multi-purpose space. The school already has a performance stage and equipment in the gymnasium, so this portion of the guidelines is already satisfied.

"5.1.3. Facilities that reduce demand on municipal infrastructure...reducing wate consumption..."

The proposed plumbing fixture upgrades at the school restrooms will address this requirment with modern low-flow fixtures and electronic sensor devices.

"5.1.10. Utilize energy efficient and or renewable energy strategies."

Replacing the building systems and the exterior windows will contribute dramatically to energy efficiency.

"5.1.15. Replacement of old inefficient lighting with new energy efficient fixtures and lamps. Incorporate daylighting, and utilize professionally designed task oriented lighting concepts. Use occupancy sensors and natural light sensors to keep lights off when not needed, including emergency lighting when the building is unoccupied..."

The proposed lighting system replacement will incorporate daylight sensors and occupancy sensors either within the room or built into the fixtures. Coupled with a dimming system, the new lighting will maximize the use of the existing generous daylighting in the school.

"5.1.17. Replacement of old inefficient mechanical systems with new energy efficient systems. Provide controls that monitor the efficiency of the mechanical system and control temperature range of facilities during low/non-use periods and after operating hours."

The existing HVAC system is antiquated and not fully effective. Complaints of thermal discomfort are common throughout the school. The cooling system requires opening windows for draw into the classrooms and is inefficient. The entire HVAC should be replaced.

"5.1.19. Replacement of single pane inefficient windows with new double/triple pane hard coat low E glazing window units. Install windows to eliminate outdoor air and water infiltration..."

The grant request proposes replacing all windows and storefront entries in the school to enhance the efficiency of the envelope and the HVAC system.

"6.5. When rehabilitation costs more than 70% of replacement costs, with a shorter facility lifespan and no historical significance, replacement of the facility should be considered..."

The cost of the building system upgrades, replacements and additions do not exceed 70% of the cost of an 80,000 square foot

replacement school (cafeteria area included). The remaining lifespan of the building will be significant following renovations due to the durable palette of materials both on the interior and exterior. In three years, the building will be 50 years old and possess character of historical significance, making it eligible soon for additional grant funding.

**How Does the Applicant Plan to Maintain this Project if it is Awarded:**

Fremont Elementary

Over the last three years, approximately 2% of the General Fund Budget has been expended on the maintenance of facilities in the District. Of the \$175,000 spent annually, an average of \$26,000 is spent maintaining Fremont Elementary School. Included in this cost is \$3,500 (13%) in preventative maintenance contracts with vendors to service and maintain our systems (boiler, fire alarm). There are other costs associated with preventative maintenance for our air cooling system. These costs would include filters and valves, and the preventative maintenance is provided by our maintenance department.

We are currently servicing and maintaining a 50 year old bulding that requires a lot of attention due to the age of the systems/facility. We realize that we will see savings from having new, more efficient systems and infrastructure, and plan to use that savings to increase the preventative maintenance aspect. We fundamentally believe that a preventative maintenance program is far more cost effective from a labor, parts and efficiency perspective. We typically spend approximately \$7,000/year on preventative maintenance contracts for our new facilities and systems. We forecast that we would increase our preventative maintenance contract expenditures to approximately the \$7,000/year that we spend on our new facilities. However, we believe that the savings seen by the improvements of the projects will surpass that amount, so if that amount needed to be increased in order to maintain the systems, we could easily increase the amount spent on preventative maintenance.

In addition to the General Fund expenditures, we have also spent over \$120,000 on the Fremont Elementary facility in the past three years out of our Capital Reserve Fund. We normally transfer approximately \$300,000 to our Capital Reserve Fund each year. This money is used for expenditures to repair, upgrade and improve our facilities, transportation fleet, etc. When the project is completed, we will continue to transfer the money into the Capital Reserve Fund and 13% (\$40,000) of the money would be set aside for the continued preventative maintenance and/or repair and replacement of systems and infrastructure for Fremont Elementary School.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time. Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

N/A

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

\$50,000

**CDE Comments:**

THIS PROJECT WAS AWARDED IN 2010, BUT A BOND ELECTION FOR MATCHING MONEY FAILED. THE DISTRICT IS REQUESTING A MATCH REDUCTION TO 5% DUE TO ADDITIONAL TAX IMPLICATIONS ON VOTERS. THE DISTRICT WILL GO FOR A BOND ELECTION FOR FULL MATCH IF THE WAIVER IS NOT GRANTED. DISTRICT IS UNSURE OF THE ABILITY TO PASS A BOND WITH ADDED TAX IMPLICATIONS.

|  |                 |                                     |                 |
|--|-----------------|-------------------------------------|-----------------|
| <b>Funded FTE Count:</b>                                       | 1,570.00        | <b>Bonded Debt Approved:</b>        | \$22,000,000.00 |
| <b>Assessed Valuation:</b>                                     | 166378138       | <b>Year Bond Election Passed:</b>   | 03              |
| <b>PPAV:</b>   | \$105,960.00    | <b>Bonded Debt Failed:</b>          | \$5,400,000.00  |
| <b>Bonded Debt:</b>  | \$19,130,000.00 | <b>Year Bond Election Failed:</b>   | 10              |
| <b>Total Bonding Capacity:</b>                                 | \$33,275,628.00 | <b>2010 Bond Election Results:</b>  | Failed          |
| <b>% of Bonding Capacity Used:</b>                             | 57.00%          | <b>Median Household Income:</b>     | \$16,953.00     |
| <b>Bond Capacity Remaining:</b>                                | \$14,145,628.00 | <b>Free or Reduced Lunch %:</b>     | 51.45%          |
| <b>Existing Bond Mill Levy:</b>                                | 11.297          | <b>State Financial Watch:</b>       | No              |
| <b>Who Owns the Facility:</b>                                  | District        | <b>Charter School Fund Balance:</b> | NA              |
| <b>If it's a 3rd Party Explain:</b>                            |                 | <b>Charter Authorizer Letter:</b>   | No              |
|  |                 | <b>Charter 3 Month Notice:</b>      | No              |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No              | <b>Charter Chartered for 5 Yrs:</b> | No              |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                 | <b>Year Built:</b>                  | 1963            |

N/A



**Current Grant Request:** \$12,321,373.00  
**Current Applicant Match:** \$648,493.00  
**Current Total Project Cost:** \$12,969,866.00  
**Previous Grant Awards:** 0  
**Previous Matches:** 0  
**Future Grant Requests:** 0  
**Future Matches:** 0  
**Total for all Phases:** \$11,790,787.00  
**Cost Per Pupil:** \$26,201.00  
**Cost Per Sq Ft:** \$168.00  
**Red Flags for Discussion:** Waiver request  
**Red Flags Explain:** SEE COMMENTS

**Affected Sq Ft:** 72,264.00  
**Master Plan Completed:** Yes  
**CDE Minimum Match %:** 34  
**Actual Match % Provided:** 5  
**Was a Waiver Required:** Yes  
**Stautory Waiver:**  
**FCI:** 76.20%  
**CFI:** 96.00%  
**Inflation:** 2  
**Historical Significance:** NA  
**Does this Qualify For HPCP:** Required

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## OTIS R-3 - Otis ES - Jr/SrHS Addition to ES

**School Name: Otis ES**

|                              |             |
|------------------------------|-------------|
| Number of Buildings:         | 1           |
| All or Portion built by WPA: | No          |
| Gross Area (SF):             | 22,923      |
| Replacement Value:           | \$5,348,567 |
| Condition Budget:            | \$4,001,982 |
| Total FCI:                   | 74.82%      |
| Energy Budget:               | \$0         |
| Suitability Budget:          | \$731,700   |
| Total RSLI:                  | 36%         |
| Total CFI:                   | 88.5%       |
| Condition Score: (60%)       | 2.96        |
| Energy Score: (0%)           | 2.12        |
| Suitability Score: (40%)     | 4.24        |
| School Score:                | 3.47        |



## OTIS R-3 - Otis Jr/Sr HS - Jr/SrHS Addition to ES

**School Name: Otis Jr/Sr HS**

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 69,036       |
| Replacement Value:           | \$19,767,855 |
| Condition Budget:            | \$14,212,555 |
| Total FCI:                   | 71.90%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$5,565,300  |
| Total RSLI:                  | 15%          |
| Total CFI:                   | 100%         |
| Condition Score: (60%)       | 2.41         |
| Energy Score: (0%)           | 2.12         |
| Suitability Score: (40%)     | 3.66         |
| School Score:                | 2.91         |



### Statutory Waiver for BEST Grant District Match

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

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

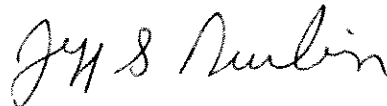
- A. Applicant required minimum match for this project based on CDE's minimum listed percent (Line items A \* M from grant application): \$1,165,233.31
- B. District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. (FY2010/11 AV x 20%): \$2,757,835
- C. New proposed bonded indebtedness if the grant is awarded: \$2,582,835
- D. Current outstanding bonded indebtedness: \$175,000
- E. Total bonded indebtedness if grant is awarded with a successful 2011 election (Line C+D): \$2,757,835

School District: Otis School District R-3

Project: Otis School District R-3

Date: February 10, 2011

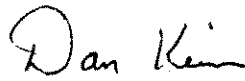
Signed by Superintendent:



Printed Name: Jeff Durbin

JEFF S DURBIN

Signed by School Board Officer:



Printed Name: Dan Keim

Title: School Board President



# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** OTIS R-3 **Sort Order #:** 136  
**County:** WASHINGTON **Applicant Priority #:** 1  
**Project Title:** Jr/SrHS Addition to ES

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

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

**AFFECTED FACILITIES:** The District is applying to remove the 1922 classroom and 1940 auditorium building and replace them with an academically suitable addition and renovation to the remaining structures. This application is to address and remedy safety hazards and health concerns that detract from a healthy learning environment. Major deficiencies include: the exterior walls of these buildings suffer from significant moisture deterioration and are not insulated; the windows are beyond their useful life and have moisture and air infiltration creating conditions ideal for bacteria growth; the HVAC systems are over 50 years old and due to the lack of suitable temperature controls, the operable windows must be used for temperature regulation; the building heating system is comprised of old radiators and a central gas fired hot water boiler; the radiators have only manual control valves, so there is no true opportunity to regulate the temperature and ensure comfort while controlling operating expenses; pipe insulation is significantly deteriorated or non-existent and numerous piping leaks exist; buildings and restrooms are non-ADA compliant; students have classes in below ground classrooms with very little natural daylight, exterior views or ventilation. While taken individually, these items are not significant safety issues - however, the context of all of these items together results in a very poor facility significantly below the State average in which we have to educate our students. According to the statewide facility assessment, the Colorado's Facility Index (CFI) is 98% and is in the highest 1% in the entire state. The CFI reflects combined condition, suitability and energy audit needs. The State's District Assessment Report shows the residual service life index for the 1922 and 1940 buildings is 0% and represents the estimated remaining service life of a school or facility and is based on a 50-year design life compared to its original construction date. Finally, the assessment illustrates that the rehabilitation cost is 82% of replacement costs - well above the 70% of replacement costs (which according to published guidelines, supports replacement consideration versus rehabilitation).

**EDUCATIONAL PROGRAMMING:** Utilizing the CDE statewide and independent assessments, the CDE Capital Construction Guideline and addressing the Otis campus concerns identified below - programmatic requirements were identified and baselined against the standards allowing for careful thought and consideration for each of the Master Plan options considered - along with the associated pros and cons -- scope definition by facility and facility dispensation under each option. Only dire needs of the District were considered and full compliance has been made with the programming requirements of Section 4.13 of the CDE Capital Construction Guidelines for PK-12 Rural Schools.

**MAINTENANCE PROGRAMS AND THE REASONS FOR PURSUING A BEST GRANT:** 1) Aging, undersized and failing infrastructure 2) Thermally inefficient, degraded and in some cases, severely damaged exterior building envelope systems 3) Campus wide security, safety and control deficiencies - uncontrolled and mostly unmonitored building access resulting from antiquated or poor design and typical problems related to a multi-building campus requires students to enter and exit school buildings multiple times during the day 4) Fire alarm and detection systems are absent or severely deficient - campus wide 5) Hazardous materials 6) Missing/deficient program area after careful review of the CDE Capital Construction Guidelines for Rural PK-12 Schools 7) Aging, sub par athletic fields and sports facilities 8) Non-ADA compliancy throughout campus

## Issue: Addition

### Deficiencies Associated with this Issue:

The team has identified health and safety issues with classroom portions of the buildings in question which detract from an effective learning environment and include:

- 1) Existing 1922 building exterior masonry and 1940 building envelope have any points of failure allowing moisture infiltration resulting in significant damage to interior finishes and an environment suitable for mold and bacteria growth with potential adverse health issues for building occupants; this does not meet Section 3.1 of the Public School Facilities Construction Guidelines (PSFCG) for sound building structural systems
- 2) Thermally inefficient, degraded and in some cases, severely damaged exterior building envelope systems (including un-insulated masonry) and the associated increased operating and repair costs resulting in adverse operating budget impact; This does not meet

Section 3.1 of PSFCG for sound building structural systems

- 3) Inadequate temperature control and thermal efficiency results in adverse interior comfort which affects teacher and student performance; This does not meet Section 3.11 of the PSFCG for safe and efficient mechanical systems
- 4) Hot water boiler piping has numerous leaks and is either patched with duct tape or leaks are captured with hanging coffee cans; This does not meet Section 3.11 of the PSFCG for safe and efficient mechanical systems
- 5) Inadequate levels of fresh air contribute to poor air quality and increased chance of illness; This does not meet Section 3.11 of the PSFCG for safe and efficient mechanical systems
- 6) Buildings in question do not meet ADA code requirements, are not accessible for handicapped individuals and do not have ADA compliant restroom fixtures or hardware; This does not meet Section 3.17 of the PSFCG for a facility that complies with ADA
- 7) Due to lack of adequate cooling, the computer room regularly overheats due to equipment and occupant loads; This does not meet Section 3.11 of the PSFCG for safe and efficient mechanical systems
- 8) The lower level below grade classrooms of the 1922 building have very little natural light, virtually no outside views and have inadequate lighting which results in an adverse educational environment; This does not meet Section 4.11.4 of the PSFCG for natural light with a view
- 9) Fire sprinkler systems are missing or inadequate; This does not meet Section 3.5 of the PSFCG for safe and efficient mechanical systems
- 10) Both the 1920 and the 1962 building contain ACM, Asbestos Containing Material, in the floor tiles, ceiling treatments and mechanical insulation; This does not meet Section 3.6 of the PSFCG for safe and efficient mechanical systems
- 11) The District does not have a gym facility that is consistent with the PK-12 Rural School Section 4.13.15 for a gym with (2) regulation basketball courts and the Elementary School does not have a gym in accordance with Section 4.10.12 of the PSFCG; This results in Friday night games often lasting until 1:00 am in the morning and students on the roads at adverse times

In addition, other major deficiencies include:

1. Teachers, students, staff and administrators must travel back and forth between OES and OHS multiple times each day losing efficiencies and valuable contact time as well as subjecting themselves to harsh weather conditions.
2. 70% of OHS is 50 yrs or older and a structural engineer has certified the building structure for these portions is not capable of meeting snow, wind and seismic loads as required by current codes.
3. The indoor air quality in OHS is substandard as a result of failed building envelop allowing water infiltration contributing to mold growth. Fresh air comes only from opening windows which do not filter dust and pollen.
4. The life safety of handicapped students is jeopardized because the path of egress in the oldest portion of the building (1922) is not Code conforming and requires the use of stairs in any direction to reach an area of refuge.
5. Emergency notification systems such as fire alarm, security and communication systems in OHS are non-existent, non-Code compliant, outdated and/or incomplete. The building has no fire sprinkler system.
6. Asbestos containing materials are found throughout the oldest portions of the building including ACM plaster walls and ceilings that would need to be abated to allow any major renovation to occur.
7. Storm water management is a glaring deficiency at OHS. Jury-rigged, temporary solutions are visible everywhere at OHS. The result is ground water infiltration into below grade areas which damages not only interior finishes but also foundations and the soils supporting them.
8. State Assessment CFI is 98% indicating that renovation costs are essentially equal to replacement costs. Renovation cannot practically resolve the structural issues, exterior wall infiltration or ground water issues.

Finally, please see additional deficiencies as noted in the subsequent section re: Conformity and Non-Conformity with the Public Schools Facility Construction Guidelines dated 10-07-09

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

##### **SOLUTIONS PROPOSED AND CONSIDERED:**

All Scenarios considered included demolition of at least the 1922 and 1940 portions of OHS, the Maintenance Building and Football Field/Pressbox/Outdoor Storage Garage. The exterior envelope, emergency notification, HVAC, lighting and power systems of the remaining buildings would be upgraded as necessary to conform to LEED Gold standards. The new additions would be constructed as state-of-the-art, 21st Century educational facilities.

Combine OHS and OES into one (1) PK-12 Facility

Scenario 3:

- Demolish the 1922 , 1940 and 1962 buildings, the Maintenance Building and Football Field/Pressbox/Outdoor Storage Garage
- Construct 70,000 sf, 2-story Addition south of and connected to OES with:
  - o all new High School spaces including classrooms and Library
  - o all new Shared Spaces including a Commons/Stage with Kitchen, Main and Auxiliary Gymnasiums, Art, Music and a consolidated Main Office.
- Remodel OES to create Computer Lab, larger Special Ed and repurpose Kitchen.

- Construct new Football Field and grandstands east of OES
  - Remodel the 1998 building for Transportation/Maintenance Facility and VoAg complex.
- Pro:
- Combines both Schools into one building
  - Saves space by combining shared spaces like Art, Music, Special Ed and the Main Office
  - Kitchen and Cafeteria are in same building as all students
- Con:
- The Football Field and Grandstand are across a public street from Commons
  - OES playground is in exposed area northeast of OES.
  - 2-story Addition will require elevator
  - VoAg is remote from rest of OHS
  - Both VoAg and Transportation do not work in 1998 building since both need tall spaces

#### FINAL SOLUTION(S)

Unanimous decision by LRPC to consolidate OHS and OES into one PK-12 Facility at the OES building. Scenario 3 was selected with modifications (Scenario 3b) keeping the Football Field and Grandstand in their present location and reconfiguring the 1-story Addition such that the locker rooms and Commons were adjacent to the Field.

Three options for Scenario 3 were developed. All demolished the 1922, 1940 and 1962 buildings, the Maintenance Building and Football Field/Pressbox/Outdoor Storage Garage, reconstructed the Football Field and Grandstand on the existing site and remodeled the 1998 building for Transportation and Maintenance. The Addition consists of 2 “wings”. One, extending east of OES, contains all the High School spaces including classrooms, Library and VoAg complex. The Shared Space, or Activity Wing, extends south and contains Art, Music, Commons/Stage with Kitchen and the Gymnasium complex.

OES is remodeled to enlarge the Library, create a Computer Lab and repurpose the Kitchen. A separate bus lane is located along the east property line such that elementary and high school student pick up and drop off could be separated. Public streets are looped and connected around the new Addition to maintain consistent vehicle flow.

#### ACTION PLAN

The 3 Scenarios were reviewed with the LRPC and it was decided to combine the Activity Wing of one Scenario with the High School Wing of another Scenario. Because of the adjacency of the Aux Gym and Commons in one Scenario, an operable wall could be installed between the two spaces so that the Commons function could overflow into the Aux Gym for large events. The Commons could therefore be reduced by 1,000 sf. The Main Office location in one Scenario was preferred for the High School Wing. This design was modified slightly in order to create the compelling Counseling and Special Ed relationships between the High School Wing and OES. The option finally accepted is identified as Scenario 3b.

The Master Plan identified the need for an Addition with New High School Spaces including Classrooms, Art, Music, Vo Ag, Aux Gym, Main Gym, Commons/Stage and New Kitchen to support and comply with the Capital Construction Assistance Public Schools Facility Construction Guidelines for PK-12 Rural Schools. Note that costs below are hard construction costs including anticipated escalation and do not include soft costs and contingencies. Please see detailed budget for additional information.

#### How Urgent is this Project:

IMMEDIATE - Based on the State conducted facility assessment, the buildings have an FCI Index score (cost of repairs divided by the calculated replacement cost) of .82 and the Residual Service Life Index (represents the estimated remaining service life of a school or facility based on a 50-year design life compared to its original construction date) for the buildings is 0%; the above data points strongly support the argument for new replacement facilities in the immediate future.

**What is the Cost Associated with this Issue:** \$22,068,813 All Inclusive Project Tot

**Issue:** Site Work

#### Deficiencies Associated with this Issue:

Consistent with the State Site Facility Assessment, the following deficiencies have been identified and warrant upgrades due to health, safety and environmental issues:

- 1) Existing water service is not sufficient for needed campus upgrades
- 2) Lack of site fire hydrants is a safety and non-compliance issue according to local fire officials
- 3) Existing 1922 sanitary sewer line is 38 years BEYOND its useful life and warrants replacement with the needed campus upgrades
- 4) Electrical service to the existing buildings is out-dated and needs to be upgraded/replaced
- 5) Site lighting is inadequate (per state assessment) and results in safety issues for pedestrians and vehicles

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

- 1) Installation of sidewalks and landscaping to accommodate the needed campus upgrades
- 2) Upsize water service to include meter replacement
- 3) Install increased water main for required new fire hydrants
- 4) Install new sanitary line of proper size and type for needed campus upgrades



5) Install electrical upgrades to accommodate the needed campus upgrades

6) Install additional site lighting to supplement and improve existing

7) Provide adequate draining and grading for needed campus upgrades

Costs provided are hard construction costs including anticipated escalation and do not include any soft costs or contingencies. See detailed budget for additional and detailed information.

**How Urgent is this Project:**

These upgrades are urgent from a practical standpoint if the grant is successfully awarded for the needed campus upgrades; this will ensure compliancy with Section 3.18 of the Public Schools Facility Construction Guidelines and allow for a site that safely separates pedestrian and vehicular traffic – as well as adheres to criteria 3.18.1 – 3.19.6 of the Public Schools Facility Construction Guidelines .

**What is the Cost Associated with this Issue:** Included in Addition and Renovation

**Issue:** Security

**Deficiencies Associated with this Issue:**

Campus-wide security, safety and control deficiencies – uncontrolled and mostly unmonitored building access resulting from antiquated or poor design; in addition, Otis has security problems related to a multi-building campus require students to enter and exit school buildings multiple times during the day

**Proposed Solution to Address the Deficiencies Listed Above:**

Addition and renovations to provide facilities with a secure environment; eliminate geographic isolation of buildings and unsafe/unmonitored paths of travel between campus buildings; eliminate safety concerns of no check-in point, no controlled access point or view point for outside entry; the current Otis campus is unsecured and needs to eliminate multiple points of entry to buildings on campus.

**How Urgent is this Project:**

IMMEDIATE - At any given moment, entry to the campus and its buildings is easy for an outsider due to lack of a central check-in point. This continues to put the Otis student population at risk and leaves them exposed to vulnerability at school – a place that should be a safe haven for all students.

**What is the Cost Associated with this Issue:** Included in Addition and Renovation

**Issue:** Renovation

**Deficiencies Associated with this Issue:**

The Master Plan calls for a major remodel to the 1985 Elementary School due to significant deficiencies within the current building. In addition, a remodel of the 1998 facility to convert the current facility to transportation, maintenance and district uses is proposed in the Master Plan. This is due to the geography of this building on the current campus and its incompatibility to be incorporated into the consolidated PK-12 campus plan.

Previously, the Elementary School was not included in the Master Plan by DLR in 2010. It was recommended by the Colorado Department of Education that the elementary School be reconsidered and incorporated into the overall Master Plan.

This study yielded significant deficiencies with the current Elementary School as it currently stands.

Current Issues/Deficiencies include:

1) Non-ADA compliancy

2) The building is not fire sprinklered

3) The kitchen is non-compliant and does not comply with the Health Code/FDA requirements for a PK-12 servery and kitchen re: grease hood, make-up air and fire protection system; hood is not exhausted properly, no separate prep sink, walk in cooler missing ceiling panels and the compressors are above the walk-in, ice machine is in warewashing/near soiled product, there is no air curtain at receiving door to prevent insects from entering prep area

4) Roof has hail damage to rooftop condensing unit and rooftop equipment compromising performance

5) Current gas meter location does not comply with code; too close to combustion air louvers into the building

6) Overflow and roof drainage from the building needs to be corrected to drain away from the building

7) Outside air intake louvers for the unit vents are undersized to provide the necessary intake air

8) Two in floor grease traps are currently inside the kitchen which is non-compliant with current code

9) GFCI deficient electrical system

10) Insufficient cooling in main electrical room

11) Current egress lighting system is insufficient and does not meet code; there are no emergency backed luminaires at exit discharges as required by current code

12) Additional fire alarm strobes and horn/strobes are needed to comply with current code

- 13) Exterior door openings' panic hardware decrease openings to non code compliant width
- 14) All interior door hardware is inaccessible

**Proposed Solution to Address the Deficiencies Listed Above:**

Provide a renovated Elementary School to address all life/safety needs and provide a code-compliant facility for the Otis School District's 21st Century needs; this upgrade will enable our District to operate safely into the future for our young students for many years to come. This includes a remodel to existing Elementary School to create Computer Lab, larger Special Ed and repurpose Kitchen.

**SOLUTIONS PROPOSED AND CONSIDERED:**

All Scenarios considered included demolition of at least the 1922 and 1940 portions of OHS, the Maintenance Building and Football Field/Pressbox/Outdoor Storage Garage. The exterior envelope, emergency notification, HVAC, lighting and power systems of the remaining buildings would be upgraded as necessary to conform to LEED Gold standards. The new additions would be constructed as state-of-the-art, 21st Century educational facilities.

OES is remodeled to enlarge the Library, create a Computer Lab and repurpose the Kitchen. A separate bus lane is located along the east property line such that elementary and high school student pick up and drop off could be separated. Public streets are looped and connected around the new Addition to maintain consistent vehicle flow.

**How Urgent is this Project:**

IMMEDIATE - this renovation is urgent from a health/safety perspective; the Colorado Department of Education requested that the Elementary School be incorporated into the overall Master Plan to ensure a comprehensive study was done on the Otis campus; this study enabled the new Master Plan team to assess and recommend needed upgrades and improvements to the current Elementary School, which is severely deficient when reviewed against the Public Schools Facility Construction Guidelines.

**What is the Cost Associated with this Issue:** Included in Total Project Costs

**Issue:** Handicapped Accessibility ADA

**Deficiencies Associated with this Issue:**

The Otis campus has non-ADA compliancy due to buildings with staircases and no elevator or lift solutions available due to the age and design of the buildings; compliance with current American with Disabilities Act is lacking in many campus buildings and creates a non-code compliant environment for the Otis School District.

**Proposed Solution to Address the Deficiencies Listed Above:**

For the Otis School District, provide replacement buildings/renovations with ADA compliant facilities; this will enable our District to accommodate future students, faculty and visitors with ADA requirements and provide opportunity for all learners and provide a school without barriers.

**How Urgent is this Project:**

IMMEDIATE -- While the Otis School District currently has no students or faculty with ADA needs, we do not have the capacity to accommodate an immediate need should it arise. Our 1922 and 1940 buildings currently have staircases with no elevator(s) available due to the age of the facility and outdated facility capabilities.

**What is the Cost Associated with this Issue:** Included in Addition and Renovation

**Issue:** Asbestos Abatement

**Deficiencies Associated with this Issue:**

There is asbestos containing material throughout the 1922 building including plaster, flooring, doors and pipe insulation. These materials must be abated prior to demolition of the 1922 building. In addition, the main hallway of the 1962 building contains asbestos floor tile and mastic, as outlined in the Asbestos Management Plan and must be abated prior to demolition. Please see attached report in Exhibits from Terracon dated 8/5/09; please note the next reinspection is called for by 8/4/12.

**Proposed Solution to Address the Deficiencies Listed Above:**

Remove existing ACM in the to be demolished portions of the existing buildings to provide a remediated environment that complies with all health and safety issues and all applicable health, safety and environmental codes and standards as required by state and federal law, per Section 1.2.1 of the Public Schools facility Construction Guidelines. Note that costs below are hard construction costs including anticipated escalation and do not include soft costs and contingencies. Please see detailed budget for additional information.

**How Urgent is this Project:**

IMMEDIATE - this abatement is urgent from a health/safety perspective if the grant is successfully awarded and will ensure compliance with the Public Schools Facility Construction Guidelines Section 3.6 re: facilities with safely managed hazardous

materials and compliance with all AHERA criteria.

**What is the Cost Associated with this Issue:** Included in Addition/Renovation Cos

**How Does this Project Conform with the Construction Guidelines:**

The District's Master Plan Architect, Owner Representative/Grant Writer and the BEST Application Committee (BAC) at Otis School District have reviewed the Colorado Public Schools Facility Construction Guidelines. The Master Plan and the BEST Grant Application have been authored around these Guidelines to ensure compliance and adherence. Should Otis School District receive this Grant, the selected architect for the proposed new PK-12 Campus will be required to design utilizing the Guidelines at hand.

Section One of the CDE Capital Construction Guidelines adopted 10-07-09, to promote safe and healthy facilities, has informed every aspect of the designs proposed. The planned addition and site improvements are intended to protect all building occupants against life, safety and health threats and are in accordance with all applicable local, state and federal codes, laws and regulations and provide accessible facilities for the handicapped and disabled.

The school currently has deficiencies in the following categories: 3.1, 3.2, 3.3, 3.5, 3.6, 3.7, 3.8, 3.10, 3.11, 3.12, 3.13, 3.14, 3.15, 3.17, 3.18 and 3.19.

Section Two, school facility programming to meet or exceed State Model Content Standards by promoting "learning environments" conducive to performance excellence. Section 4.13 for PK-12 Rural Schools have been carefully reviewed and were the basis utilized for the programming and educational suitability study.

The school currently has deficiencies in the following categories: 4.13.2, 4.13.4, 4.13.6, 4.13.8, 4.13.9, 4.13.9.1, 4.13.10, 4.13.12, 4.13.13, 4.13.14, 4.13.15, and 4.13.19

The planned addition and programmed spaces are intended to comply with Section 4.13 for Rural PK-12 Schools and will be designed to incorporate shared community uses and will separate students (grades PK-6) from older students (grades 7-12). Relevant sections include: 4.13.2 for classroom size; 4.13.9 for vocal classroom; 4.13.9.1 for art classroom; 4.13.10 for performing arts support area; 4.13.14 for multipurpose stage area; 4.13.15 for gym with two regulation size basketball courts with dividing curtain (currently the existing gym does not have (2) regulation size basketball courts); 4.13.15 for weight room; 4.13.17 for men's and women's locker rooms and 4.13.19 for administrative offices.

The existing Otis School facilities fail to meet any of the Guidelines under Section Three, promote school design and facility management that implements the current version of LEED for Schools or CO-CHPS green building ... It is the intent of the Master Plan and the proposed designs to conform to ALL of these recommendations. Our Owner's Representative (and the TBD selected architect) have experience in designing and building a LEED Gold certified building, which is the expected certification for this new school campus.

When considering Section 4, to evaluate school facilities based on rehabilitation costs verses replacement costs or discontinuation with consideration given to historically significant facilities, Otis School District determined that by far the best option for creating high quality 21st Century educational facilities is to forego the "farming community tradition" to continue repairing their facilities and start fresh ... rather than continuing with a band-aid approach that does not meet the high performance 21st Century needs of the Otis School District.

The District is applying to construct an Addition that would house all jr/sr high school spaces plus all functions that would be shared between the elementary students and jr/sr high school students. In addition, a remodel of the Elementary School to repurpose spaces that would move into the Addition is included. At the site of the old Otis High School, the plan is to preserve the 1998 Addition and remodel for a District Transportation, Storage and Maintenance Facility plus District offices.

The overall need encompasses and the master plan study for the grant application includes:

- 1) Demo the 1922, 1940, 1962, Transportation, Garage and Press Box Facilities
- 2) Remodel the Existing 1998 building for Transportation/Maintenance and District Use
- 3) Provide a Major Remodel to the Existing Elementary School
- 4) Provide Addition with one wing for New Jr/Sr High School Spaces including Classrooms, Library and Vo Ag, and an Activities Wing for shared spaces including Art, Music, Main Gym and Locker Rooms, with a Commons consisting of a Cafeteria with New Kitchen and Stage adjacent to a large Multipurpose Activity space separated by an operable partition
- 6) Provide New Football Field with Running Track, Lighting, Bleachers and Press Box
- 7) Perform General Site Improvements including Utilities, Playground and Parking Areas

Davis Bacon is not included, per CDE.

Physical condition and educational suitability aside, the greatest detriment to Otis Schools being able to be improved to appropriate 21st Century educational facility standards is the fact the Elementary School and Jr/Sr High School are separated by more than the length of a football field and both teachers and students have responsibilities every day in both buildings. Teachers of all subjects that occur in both schools, and the one principal (!), must travel between the two buildings. The single cafeteria is in the Elementary School. The only appropriate Band Room is in the High School. Health and wellness benefits of outdoor exposure notwithstanding, the time lost traveling between the buildings in often harsh conditions negatively impacts the teachers' already small professional community and curricular flow in the transitional grades 5/6 and 7/8.

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

When these new facilities/renovations are built/completed and ready for the Otis School District to assume responsibility for these facilities, the District will ensure that they are properly maintained. The District maintenance staff will maintain the new campus, as they have diligently with all other facilities in the past.

The Superintendent and maintenance staff have shown their ability to repair, replace, remodel and adapt to the changing conditions of maintenance equipment and technologies. They excel in their ability to perform scheduled preventative maintenance. They have worked hard to establish timelines and time tables in the Master Plan for maintenance repair and replacement of facility equipment, hardware and technologies. This staff will be able to successfully maintain the new campus in a manner that would promote the lowest anticipated lifecycle costs. The abilities of the maintenance staff are outstanding. Maintenance staff training will be provided for the care of the high performance buildings. Additionally, high performance processes, procedures and equipment will be implemented with annual reinforcements; all school personnel will be trained in how to best care for the new facilities.

A proactive maintenance program will be developed for the new facilities. The major components of the project will include: a) a historical file with documentation on all major systems – including photos and records, etc; b) annual and semi-annual inspections that are appropriate for the systems; c) corrective action programs; d) an energy management program; e) training programs; f) a self-evaluation process and annual program updates. Major systems will include, but not be limited to: roofing, boilers, HVAC, other mechanical, electrical, safety (alarms/PA systems/intercoms), kitchens, restrooms, general floors and gym floors. Records will be maintained electronically for ready access to all appropriate personnel.

Rules, procedures and regulations will be developed and enforced for those using the school facilities afterhours.

The District analyzed the cost of maintaining the new buildings and compared that to the cost of maintaining the existing buildings.

To provide for future care of the new facilities, the District will budget for future maintenance and repairs per the BEST statute annually. The following financial numbers may be adjusted after the detailed design (including all systems/construction materials) have been defined. The District will receive (from the architect and/or GC) the replacement analysis on the life cycle of the major buildings over the next 25 years.

The funding for the maintenance of the new facilities will be maintained by two separate and distinct funds: 1) the General Fund and 2) the Capital Reserve Fund.

The General Fund maintenance repair and supply line item will provide for the day-to-day maintenance of these facilities. An amount to cover this cost will be budgeted annually. General Fund repairs are for those of minor consequence and minimal exposure. General Fund repairs are funded upon request of the building level administrator and in consultation with the maintenance staff. When the repairs have been verified by this team, the Superintendent of Schools and the Board of Education will give final approval for the repairs to proceed.

The Capital Reserve process begins every Spring (March/April) so that all projects can be identified and assessed, budgets set and projects approved for work to begin in July of the same year. Once these items have been identified, prioritized and budgets have been assessed, the Superintendent submits these requests for Board of Education approval. Once Board approval has been granted, the budget is adopted by the Board of Education.

If the amount in the expenditure is over the total specified amount, the project will be forwarded to the second funding source, the Capital Reserve Allocation Fund. The total annual amount budgeted for this facility is projected to be \$30,000, but will be dependent upon the District's ability to allocate and appropriate funds.

The Capital Reserve Allocation Fund is for long-term maintenance, Certificates of Participation payments and bus purchases. The Capital Reserve Allocation Fund process begins every Spring (March/April) so that all projects can be identified and assessed, budgets set and projects approved for work to begin in July of the same year. Once these items have been identified, prioritized and budgets have been assessed, the Superintendent submits these requests for Board of Education approval. Once Board

approval has been granted, the budget is adopted by the Board of Education. The amount that is submitted each year varies.

The school design as LEED Gold, high performance facility is expected to provide significant energy cost reduction and resultant lower costs to operate the facilities.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time. Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

The Otis School District Campus is comprised of the following buildings:

Otis JR/SR High School – 1922 (Classrooms – 89 years old), 1940 (commons and stage 71 years old), 1962 (gym/locker rooms/main office and classrooms – 49 years old) and a 1998 Addition (VoAg, Library, locker rooms and music – 13 years old); 70% of Otis High School is 50 years or older and a structural engineer has certified the building structure is now not capable of meeting snow, wind and seismic loads as required by the current codes.

Otis Elementary School – 1985 (replaced 1919 building – 26 years old) with 2009 Pre-School Addition (2 years old)

When first constructed, these facilities were constructed accordingly and supported the then current educational program in Otis, CO. However, the current Otis School District Campus dates back (89) years from a facility age standpoint and is a conglomeration of 1) aged buildings that are not suitable for 21st century learning (JR/SR High School); 2) underperforming and outdated additions (JR/SR High School); and 3) useable existing buildings (Elementary School). The campus currently presents a fragmented operational approach that creates high operating and maintenance costs – and the District has “made do” with their underperforming facilities and “band-aid” approach up to this point.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

\$30,000

**CDE Comments:**

THIS PROJECT WAS APPLIED FOR IN 2010 AND NOT RECOMMENDED MOSTLY DUE TO THE SIZE OF THE PROPOSED SOLUTION.

|  |                |                                     |             |
|--|----------------|-------------------------------------|-------------|
| <b>Funded FTE Count:</b>                                       | 176.00         | <b>Bonded Debt Approved:</b>        |             |
| <b>Assessed Valuation:</b>                                     | 13789135       | <b>Year Bond Election Passed:</b>   |             |
| <b>PPAV:</b>   | \$78,258.00    | <b>Bonded Debt Failed:</b>          |             |
| <b>Bonded Debt:</b>  | \$520,000.00   | <b>Year Bond Election Failed:</b>   |             |
| <b>Total Bonding Capacity:</b>                                 | \$2,757,827.00 | <b>2010 Bond Election Results:</b>  | NA          |
| <b>% of Bonding Capacity Used:</b>                             | 19.00%         | <b>Median Household Income:</b>     | \$20,463.00 |
| <b>Bond Capacity Remaining:</b>                                | \$2,237,827.00 | <b>Free or Reduced Lunch %:</b>     | 38.38%      |
| <b>Existing Bond Mill Levy:</b>                                | 7              | <b>State Financial Watch:</b>       | No          |
| <b>Who Owns the Facility:</b>                                  | District       | <b>Charter School Fund Balance:</b> | NA          |
| <b>If it's a 3rd Party Explain:</b>                            |                | <b>Charter Authorizer Letter:</b>   | No          |
|  |                | <b>Charter 3 Month Notice:</b>      | No          |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No             | <b>Charter Chartered for 5 Yrs:</b> | No          |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                | <b>Year Built:</b>                  | 1984, 1922  |
|  | N/A            |                                     |             |

|                                    |                        |                                    |                       |
|------------------------------------|------------------------|------------------------------------|-----------------------|
| <b>Current Grant Request:</b>      | <b>\$21,848,125.00</b> | <b>Affected Sq Ft:</b>             | 94,436.00             |
| <b>Current Applicant Match:</b>    | <b>\$2,427,569.00</b>  | <b>Master Plan Completed:</b>      | Yes                   |
| <b>Current Total Project Cost:</b> | <b>\$24,275,694.00</b> | <b>CDE Minimum Match %:</b>        | 48                    |
| <b>Previous Grant Awards:</b>      | 0                      | <b>Actual Match % Provided:</b>    | 10                    |
| <b>Previous Matches:</b>           | 0                      | <b>Was a Waiver Required:</b>      | Yes                   |
| <b>Future Grant Requests:</b>      | 0                      | <b>Stautory Waiver:</b>            | Yes                   |
| <b>Future Matches:</b>             | 0                      | <b>FCI:</b>                        | 73.36%                |
| <b>Total for all Phases:</b>       | \$22,068,813.00        | <b>CFI:</b>                        | 94.25%                |
| <b>Cost Per Pupil:</b>             | \$104,098.00           | <b>Inflation:</b>                  | 6                     |
| <b>Cost Per Sq Ft:</b>             | \$233.00               | <b>Historical Significance:</b>    | Yes-Granted Exemption |
| <b>Red Flags for Discussion:</b>   | Multiple               | <b>Does this Qualify For HPCP:</b> | Required              |

**Red Flags Explain:** High SF p/Pupil - Due to this project being a renovation/addition to their existing elementary and keeping the 1998 facility, the SF per Pupil is higher than a new construction on vacant site would be. Their classroom sizes and other spaces are appropriately sized, as shown on their space utilization chart. Waiver Request – They have a statutory waiver included with their submittal to maximize their bonding capacity.



# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## Aspen Community Charter School - New K-8 School

### School Name: Aspen Community Charter School

|                              |             |
|------------------------------|-------------|
| Number of Buildings:         | 4           |
| All or Portion built by WPA: | No          |
| Gross Area (SF):             | 28,000      |
| Replacement Value:           | \$6,414,009 |
| Condition Budget:            | \$4,031,213 |
| Total FCI:                   | 62.85%      |
| Energy Budget:               | \$0         |
| Suitability Budget:          | \$4,255,900 |
| Total RSLI:                  | 5%          |
| Total CFI:                   | 129%        |
| Condition Score: (60%)       | 2.73        |
| Energy Score: (0%)           | 2.29        |
| Suitability Score: (40%)     | 3.31        |
| School Score:                | 2.96        |





# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** ASPEN COMMUNITY CHARTER SCHOOL

**Sort Order #:** 135

**County:** PITKIN

**Applicant Priority #:** 1

**Project Title:** New K-8 School

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

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

ACS is a charter of the Aspen School District, located in rural Woody Creek, serving 127 K-8 students. Founded in 1970 as a private school, ACS became a charter in 1995 to diversify enrollment by eliminating tuition that many families could not afford. ACS' working class families reside throughout the Roaring Fork Valley with only 30% residing within Aspen School District boundaries and voting area. ACS is full each year with a waitlist often in excess of 100 students. ACS is a small school with combined-grade learning centers emphasizing experiential ed, integrated-thematic curriculum, outdoor ed, social emotional health, community service, visual and performing arts. Academic excellence is achieved through a non-traditional approach and ACS is consistently ranked among the highest achieving schools in CO. ACS has a pay scale that is 90% of the District's and a modest benefit package. Teachers make due in spaces that are outdated, inefficient and small. Nevertheless, job satisfaction is high and teacher retention is typically 100%. The Principal taught at ACS for 16 years prior to leading ACS for the past 10. Of 11 full-time teachers, one has taught since 1972, the most recent hire was in 2005. 50% of our teachers have been here for 10+ years, 100% have been here for at least 5. The main school is an 8000 sf 2-story log bldg constructed in 1970. ACS has a gym (incl. library, computer lab and spec. ed.), a small strawbale bldg for visual arts, and a small wood-framed bldg for music. The facilities have a myriad of health and safety deficiencies, and the failing physical plant is undermining the educational program. According to the CDE Facility Assessment, it would conservatively cost \$8 million to bring current bldgs into compliance with condition and suitability guidelines. ACS whittles away at repair and maintenance issues each year, but the physical needs have outgrown our ability to make significant headway. The band-aid approach is not cost effective or a responsible use of tax dollars. Practically, it makes more sense to build a new school than to upgrade and expand the existing school. ACS hopes to replace the 40 year old log school with a new building, bringing facilities into compliance with health/safety codes, and creating a CO-CHPS high performance 21st century school that will keep pace with the strength of our educational program.

Though located near a wealthy community, within a wealthy District, ACS is not a wealthy school. The economies of scale for a small school, combined with the very high cost of living and doing business in the Roaring Fork Valley, demand a very lean annual operating budget. Parent and board volunteers fundraise for programs that would otherwise be cut. Our 44% BEST match will have to be raised from the community - an ambitious goal to which we are committed. Partnering with BEST is our best hope for bringing the school up to current building standards. ACS has an exceptional relationship with the District, which supports us in every way they can, including per pupil share of all mill levy funding, but they have no plans to put forth a bond issue and do not consent to ACS putting a bond forth independently. We concur with the District position based upon: the reality that only 30 ACS families reside within the voting area; economic climate; cost to put forward a bond issue (\$25,000 minimum); voter saturation with bonds and mill levies from prior years. Without a bond issue ACS cannot access tax dollars for capital improvements. The District values educational choice and recognizes ACS as a unique alternative to traditional public schools. They provide invaluable support: Supt., CFO, & HR consultation; prof. dev.; spec.ed oversight; bus maintenance and driver training.

## Issue: School Replacement

### Deficiencies Associated with this Issue:

#### CODE COMPLIANCE

The most glaring code compliance issue for this school is the lack of accessibility to persons with mobility impairments. The school's main entrance is on grade with minimally non-compliant thresholds, but only the vestibule, administrative office, principal's office and the floor of the Central Area (main meeting space) are on that level. Class spaces serving K, 1-2, and 508 grade levels are located in two separate pods, each of which is up six steps from this level. The spaces serving 3-4 grade level, as well as the only rest rooms in the building, are located down a longer flight of steps. Mitigating this situation might include adding two ramps (each at least 36' long) to access the upper areas or two lifts, plus an elevator or another lift to access the lower.

Virtually all doors in the facility do not provide the required clearance for wheel chairs. In some case, such as bathrooms, the configuration of walls would not allow larger doors to be installed. The rest rooms themselves are far from large enough to meet required clearances for accessibility. In addition, the lack of separate rest rooms for Kindergarten, sick room and adult staff, are in

violation of standards for educational facilities.

The Fire District which covers this site currently requires all buildings over 5000 sf to have a sprinkler system, due to the rural nature and resultant response time. The existing facility is over that size and does not have such a system.

The lack of positive ventilation system(s) is another code deficiency, and applies not only to the main building, but also the gym and especially to the current art teaching space, an unheated straw-bale structure a short distance from the main building. While operable windows address this to some degree, their use is limited during winter months in such a harsh high-altitude climate. The CDE assessment measured high levels of carbon dioxide in the main building which are likely a result of this lack of ventilation on days when the weather is not conducive to opening multiple windows.

Non-compliant stair handrails, below-limit headroom in classrooms, spaces exiting thru other spaces are among many other code deficiencies which exist and would be further enumerated as the design process goes forward.

## MAJOR SYSTEMS

Site – Due to pre-existing County and State requirements, site work and infrastructure improvements constitute an abnormally large portion of the scope and cost of this project. Pitkin County has placed conditions such that, before any new alterations or construction may be done on the campus, the following systems must be brought into compliance:

¶ Driveway – does not meet minimum twenty-foot width required for fire vehicle access; slope is steep and dangerous during frequent snowy and icy conditions. There have been several instances of parent vehicles sliding off the side of the road and downhill in snowy conditions; thankfully there have been no significant injuries to date. Existing unpaved surface has chronic and severe potholes, requires constant maintenance and repairs may last only a few days in changing temperature and weather conditions. This project proposes to increase width, moderate the steep slope, add guardrails, improve drainage and improve surface durability.

¶ Sanitary Waste Treatment — existing underground treatment fields are undersized for current student population and have exceeded their expected useful life span, resulting in sewage backing up into the main school several times a year and excessive costs for septic pumping (in 2009-2010 totalling \$12,277). Some buildings on site cannot be fully occupied due to lack of proper treatment. Fields are also located in or adjacent to student pedestrian circulation and play areas, raising possible health concerns. The County has made an alteration or new construction contingent on providing an adequate waste treatment system meeting engineering standards. The estimated daily volumes requiring treatment (over 500 gpd) place the system under the jurisdiction of the State rather than the County.

¶ Employee Housing – Pitkin County requires all construction to provide employee housing for a portion of the employees generated. Based on prior history, the County has allowed the ACS to operate without doing so, however it has placed requirements on the property that, prior to any further alterations or new construction, the landowner must provide housing (to the satisfaction of the local Affordable Housing Authority) for at least four employees. While the cost of providing such housing is not being applied for under the BEST program, the Master Plan envisions where and how this requirement might be met, since it will be a prerequisite for moving forward.

¶ Water supply – water for the campus is provided by a single well, which was not originally adjudicated to supply a school of the current size. In order to legitimize this service for the current and projected number of users on the campus, a decree of the state water court was issued several years ago. This decree requires significantly increased water storage to meet possible calls for downstream water rights and to maintain proper reserve for fire suppression. Domestic water storage and treatment also need to be improved to meet current use and codes, as well as the addition of a second well or pump to avoid loss of potable water in the event of equipment failure. Compliance with these water rights requirements is also a pre-condition for new construction or alterations.

¶ Pedestrian/vehicular safety, while not specifically a County remediation requirement, is another serious deficiency of the existing site arrangement. Currently all vehicles (buses, teacher, staff and parent vehicles) arrive on the same driveway and utilize the same parking areas. This vehicular circulation is directly adjacent to, and with no separation from, areas where students (including those of an associated pre-school) walk, creating a dangerous and congested situation. In addition, several of the walkways connecting various structures on the campus are steep and subject to solar melting followed by afternoon shade, resulting in frequent icy and dangerous walking conditions.

Building Systems – The ACS functions are primarily housed in an 8000 sf log structure (ACS Main Building), built in 1970, largely by volunteer labor, with several small additions over the years. Music and visual arts classes utilize several smaller buildings nearby, as do the gym, library, special education classroom and computer laboratory. The following comments apply to the Main Building unless noted otherwise.

¶ Building Envelope - The most glaring deficiency in the ACS's building systems is the exterior envelope, which consists almost exclusively of stacked-log walls, approximately 8" in thickness, giving an estimated insulating value of R-6 to R-8, versus the minimum of R-19 which is required by current codes. These walls are also very porous to air movement, resulting in spaces frequently described as drafty and cold in faculty interviews. In addition, large portions of the upper walls are devoted to a simple daylighting system of clerestories which are not actual windows, but rather consist of sheets of translucent corrugated fiberglass

panels attached to the interior and exterior faces of 2 x 4 stud framing, allowing far more infiltration and heat loss than would even a moderately well-specified modern window assembly. The main roof has an estimated R-9 roof system, some small additions an estimated R-15, both deficient in light of current code minimum R-38 (and common local practice of insulating to around R-50 to reduce ice damming and other problems).

¶ Structure - While there are no current acute structural failings (major cracking, gross sagging, breakage) there are two obvious remedial beams (about 24' long) which have been added to main log arches in the Central Area. These confirm that the original construction was not adequate for snow loading, an conclusion which is consistent with bowing visible in at least one of the main log walls. In the event the roof assemblies were to be insulated to current standard, it is to be expected that less snow would be melted off due to heat loss, leading to increased snow loading and probable increased deficiency of the structure. A full structural analysis is expected to indicate that additional steel or other reinforcements would need to be installed in such a case.

¶ Roofing - The system passed beyond its 20 year service life in 2009 and is showing signs of deterioration and leaking into several classrooms.

¶ HVAC – The building's boiler is original (from 1972) and is believed to be running well below its original 78% efficiency. Heat is distributed by a poorly-zoned system of baseboards which are also in poor condition, resulting in an estimated 40 to 50% overall efficiency and little more than on/off control. There is no mechanical ventilation system.

¶ Plumbing – The building has only one small restroom for girls, and one for boys; with no other accommodations for staff, sick students or Kindergarteners. Neither restroom meets accessibility dimensions. The fixtures themselves are functional but quite old, require frequent maintenance, and do not meet accessibility standards, even if the required clearances could be achieved.

¶ Electrical - The system is beyond its 30 yr. life. There are inadequate number and placement of outlets, resulting in extensive use of extension cords and plug strips. Surface wiring has been added in places to address need. Capacity for phone and data service is seriously lacking. Lighting in many areas is via bare-bulb fixtures which have been retro-fitted with compact fluorescent lamps but have no lenses, reflectors or other light controlling features. Combined with dark interior wall surfaces, this results in high-glare, very high-contrast light situations, especially when snow on the ground makes windows and clerestories extra bright. Window coverings permanently tacked in place over some classroom windows attest to the dysfunctional quality of the daylighting.

¶ Finishes – Much of the interior wall surface is the exposed face of log construction. While these originally had bark on them, most of that was removed some years ago to combat insect infestation. These walls show wear and the effects of years of attaching fixtures and materials to them. Their rough surface limits use for curricular purposes, and also makes them very difficult to clean or refinish. (The CDE assessment calls for replacement of interior partitions; since these are actually load-bearing log walls, they cannot be replaced, but could be furred and concealed, at a loss of room size.) Floors are a combination of concrete, wood plank and carpet, also very worn and difficult to keep clean. Ceilings are, for the most part, the exposed underside of the roof or floor structure above, with exposed beams. In many of the classrooms the ceilings slope down to 5'-4" in height, in two to as little as 4'-6", limiting use and resulting in frequent head-banging injuries.

¶ Water Quality – Water is provided by an on-site well. As noted in the 'Site' section above, improvements to this are required by an Agreement with the State Water Authority which was necessary to legitimize the right to this use.

¶ Air Quality – The main air quality deficiency is a lack of continuous ventilation. This is experienced in the art building (which has no mechanical ventilation and no central heat - it is warmed by use of plug-in electric devices) through the noticeable odors of various art materials. Some activities must take place outdoors due to these deficiencies, and off-gassing of art supplies and works is uncontrolled. In the main building the lack of ventilation results in high CO2 levels (as measured by the CDE-AR), and in the gym is evident in the stuffy sweaty atmosphere during use.

¶ ADA Accessibility – As noted above under code Compliance, the facility is not at all accessible, with every classroom reached via stairs and virtually every door undersized. Railings, door hardware, restrooms and stalls, etc. all reflect a facility which was constructed before accessibility standards were mandated.

¶ Furnishings and Equipment – Furnishings and equipment, being subject to replacement over the years on an incremental basis, are somewhat more serviceable than the building itself. That said, most fixtures, furnishings and equipment are of low durability and well-worn.

## SAFETY

¶ Students, staff, visitors – The pedestrian/vehicular safety issues have been noted above, under 'Site.'

¶ Secure from unwanted intruders – The school's main protection from intruders is its remote and inconspicuous location. Should an intruder wish to enter however, the rustic nature of the building and spread-out nature of its facilities suggests it would be quite vulnerable to forced entry.

¶ Egress – There are a number of doors to the exterior from various spaces, meaning that egress from all but the 5-8 grade areas would be readily accomplished. The 5-8 areas are on an elevated level with only one path of egress, thru the Central Area. In the event of a fire in that space, occupants of the 5-8 areas would likely have to use windows to escape to the ground about 12' below, or to be rescued.

¶ Lock-down ability – There is no central access control or monitoring system; lock-down is effected by manually locking about half a dozen doors located all around the perimeter.

¶ Evacuation Ability – Due to the large number of doors to the exterior, evacuation of students from classrooms in the K, 1-2, and 3-4 grade levels is readily accomplished. The 5-8 level spaces would take a little longer exiting toward the center of the building before exiting, but given its small dimensions, this would still be fairly quick, unless the cause for evacuation were in that

Central Area through which they must pass.

#### #61607; Safety Systems

- a. Fire alarms - The main ACS and the gym have alarms which announce but do not communicate to the Fire District or anyone else. Other buildings have only portable fire extinguishers.
- b. Phones and intercoms – The school has a very basic 9-line phone system which is used also as an intercom system but has no capacity to contact spaces which do not have a phone, such as hallways, restrooms, etc.
- c. Locks – manually operated cylinder locks, no common-master keying system.
- d. Parent and bus drop-off/pick-up of students – As noted above under site, the current condition is congested and dangerous, with walking students un-separated from arriving and departing vehicles, and approaching idling school buses through their exhaust stream.

#### #61607; Hazards

- a. Asbestos – there is no known asbestos in any of the buildings, and the original architects have provided letters documenting that they did not specify any asbestos. An on-site hazardous material survey will be required prior to any demolition or remodeling.
- b. Lead based paints were still in use when this building was first constructed, in 1972 (federal ban on lead-based paints in housing dates to 1978) so it is possible they may have been used, however, since much of the interior consists of exposed unfinished structure, the extent, if any, would necessarily be limited. An on-site hazardous material survey will be required prior to any demolition or remodeling.
- c. Mold – there have been no reported mold issues in the school, which has few concealed spaces and is located in a relatively cold, dry climate.
- d. Dangerous Conditions – In addition to the comments above, water supply for fire suppression is currently questionable due to freezing of the small pond and limited hydrant or standpipe availability. Headroom at the stair to the 3-4 grade areas is well-below 6' at the bottom riser, resulting in frequent head-bonks.

#### #61607; Functional Deficiencies

- a. The ACS building was designed to house 80 students. With some small additions, it now serves 127 students and is severely overcrowded.
- b. The library is currently located in separate building adjacent to the noise and active energy of the gym. Getting from the main building to the library requires walking some distance outdoors, regardless of weather or snowpack.
- c. The gym (which also houses the library, computer lab and special ed classroom) has no handicapped access and is entered up an exterior set of railroad tie stairs.
- d. Most student-used computers are currently located in a separate computer lab due to classroom crowding. This is also located in the gym building, subject to noise and exterior access.
- e. The school has no dedicated lunch room, with the result that lunch for many students is consumed in their classroom areas, resulting in unsanitary and unclean conditions. This also works against the lunch break being an effective time for release and recuperation, to optimize the learning hours which follow.
- f. Circulation to some spaces used by one class group goes through other classrooms and teaching spaces, resulting in disruption and lost learning opportunities.
- g. The Central Area, the main meeting space for the school, is too small to seat the current student population for the frequent all-school functions which are integral to the educational approach of the ACS. Since this space is defined by structural log walls and is surrounded by other spaces, enlarging it would present great difficulties.
- h. The current wood floor structure and log dividing walls present little impediment to sound travel between spaces. Classroom activities are frequently disrupted by noise from other rooms, or are compromised by the need to limit sound volume to avoid disturbing others.
- i. Due to low ceilings, window placement and other aspects of configuration, wall space for display of curriculum related materials is limited. In one case, for example, a classroom's only blackboard is attached to the ceiling by a hinge, so it can be raised out of the way to access storage and other display materials.

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

The ACS is a stable institution with excellent relations to its parent District. It serves an area with moderately growing population and a demonstrated desire for educational options. The site itself offers tremendous natural context and separation for incompatible uses, but is burdened with sub-standard access and infrastructure. In order to determine the best way to remedy deficiencies while maximizing advantages, a Campus Planning Committee was formed and a design team selected.

Through a series of steps – Space Needs Assessment, faculty and staff interviews, existing building assessment, community input sessions - a Master Plan has been developed which proposes to replace the existing main ACS building with a new structure which will have adequate space for classrooms and related spaces, will bring technology and the library into the heart of the school, and will address all of the code, safety, sustainability and functional deficiencies. Because the ACS places high value on visual and performing arts, the Master Plan proposes to retain a small portion of the existing building and repurpose it and another smaller building to house music and visual arts. These will be in closer proximity to the new main building and will remedy the deficiencies of their current buildings, while demonstrating the economies which result from responsible use of existing facilities.

In order to make available a sufficiently large flat site for the new school building, the plan includes relocating the existing gym ( a

pre-engineered metal structure which can be disassembled and re-assembled) and refurbishing it to serve as a multi-function community hall as well as gym, with improved connections to arrival, parking and playing field.

The master Plan includes specific solutions to specific deficiencies such as:

**Site Access:** Loop driveway farther west into meadow to reduce slopes, widen entire driveway (including required cut, fill and retaining walls due to side-slope), pave main traffic portion, construct proper drainage slopes, shoulder conditions and guardrails to meet County standards and provide safe road conditions and suitable emergency vehicle access.

**Sanitary Waste Treatment:** Construct a new secondary treatment system with underground dispersal field, located across the driveway from all student activity areas, designed and permitted to meet State and County standards.

**Water Systems:** Expand domestic water storage capacity by constructing larger tank; add second pump for back-up, modernize chlorination equipment and facility. Size these to meet interior fire suppression requirement as well. Restore existing ditch to resolve supply source; increase size of pond(s) to meet legal requirements and to meet site fire suppression requirements.

**Pedestrian/vehicular safety:** Separate access to ACS from that of pre-school, thereby reducing number of vehicles in either location and subsequent crowding and confusion. Locate new ACS arrival area closer to school building, with improved sightlines, surfacing and clearances. Arrival will be designed such that students step off a bus directly on to a pedestrian path that leads them into the school.

**ACS School Building:** Due to the deficiencies in virtually every building system or assembly, the most cost-effective solution is to construct a new ACS school building on the existing gym site, allowing school to continue in the existing facility during construction. Design this facility in accordance with CDE Guidelines and the Space Needs Assessment (attached). Relocate existing gymnasium to allow this new structure and remodel it to serve as a multi-purpose Community Hall, in addition to its gymnasium function.

**Music building:** Remove most of the existing ACS building with the Central Area retained as a meeting/rehearsal/performance facility and with new space added to it to house the Music classroom and associated space needs.

**Art building:** Rehabilitate the existing Music building (which was originally designed and constructed to house a visual arts program) to house the Visual Arts classroom and associated space needs.

Overall, this plan will create a complete new school facility which will be high-performing, meet current and projected space needs, and reduce energy use and maintenance costs.

Timeframe for accomplishing solution:

The attached Proposed Timeline illustrates the steps and sub-projects envisioned to accomplish this Master Plan. In summary, the timeline shows:

• Infrastructure improvements (driveway, water, sewer, etc.) which are required by County land-use actions, must be among the first work initiated. These include construction of the new and enlarged water storage ponds and a separated access and drop-off to the adjacent pre-school.

• At roughly the same time, the employee housing and resultant re-location of administrative offices (Scope II of the Master Plan) will begin, as required by previous agreement with the County (note: these Scope II tasks are not part of BEST funding application, but will be funded separately).

• Disassembly and relocation of the existing gym in order to make available the new school site and reduction of the existing playing field (to make available a construction staging area) are the next priorities.

• Construction of the new ACS building will follow, and will have the longest duration of any project activity.

• While the new ACS is being constructed, the existing Gym will be reconstructed and repurposed as the Community Hall.

• Once the new ACS building is complete, school functions will move into it and the existing main building will be largely removed, keeping the central space. New space for music programs will be constructed adjacent to this.

• Once the new music spaces are completed, those programs will move out of their current building which can then be altered for use by visual arts.

• Once the rehabilitated visual arts building is available for use, the existing art buildings can be removed and the area vacated by them and, by reduction of the existing ACS building, converted to additional playing areas.

• Once all these construction activities have been accomplished, the construction staging area can be vacated, allowing remaining outdoor improvements – new ACS drop-off area, walkways, parking, driveways, new playing field, landscaping, etc., to be constructed, thereby completing Scope I of the Master Plan.

• Given the need to raise 100% of the funds for Scope III of the Master Plan (rehabilitation and expansion of the ECC pre-school building), it is likely that it will not occur until after Scopes I and II are completed. Should funds be available however, it is possible they could happen concurrently, with additional staging, coordination and protection efforts required.

As the timeline shows, it is anticipated that Scope I & II activities can be accomplished by the middle of 2016 if BEST funding is awarded in the 2011 cycle and becomes available in early 2012. This is a general timeline only, and will certainly be adjusted as the project moves forward. Contractor involvement, hiring of an Owner's Representative, and funding procedures will all affect the



detailed schedule, which will be adjusted to better reflect seasonal conditions as other project parameters become more resolved.

### **How Urgent is this Project:**

According to the CDE Facility Assessment, ACS has numerous items tagged as needing immediate attention, and others that must be resolved in 3-5 years. Given the magnitude of this project, to resolve issues within 5 years, we must begin now.

**Site Access:** Pitkin County has made remediation of this access a condition for any future improvements on the site. It must be completed before a Certificate of Occupancy can be issued on any improvements to the school itself.

**Sanitary Waste Treatment:** Pitkin County has made remediation of this system a condition for any future improvements on the site. It must be completed before a Certificate of Occupancy can be issued on any improvements to the school itself

**Water Systems:** In order to legitimize use of the well for domestic water supply for the school, the State Water Authority required the execution of an Augmentation Agreement which makes remediation of the various water issues a condition for any future improvements on the site. It must be completed before a Certificate of Occupancy can be issued on any improvements to the school itself

**Pedestrian /vehicular safety:** As a life-safety concern, addressing this must be part of the first phase of any proposed improvements.

**ACS Building:** Lack of fire protection and ventilation are immediate life-safety concerns. ADA access is required by Federal mandate. In addition, numerous systems and assemblies are currently beyond their useful life span (see CDE Assessment); numerous others will pass that threshold within the next three to five years. Even if funded in the next BEST cycle, construction of a new facility would not be completed until at least three years from now, making this application urgent.

**Music & Art buildings:** The ventilation concerns suggest that this is a relatively urgent issue. Under the proposed most-cost-effective scenario however, Art cannot move into the existing Music Building until the existing ACS is reduced and rehabilitated to house Music, which in turn cannot happen until after the new ACS is constructed. Remedying the Art deficiencies therefore factors into the urgency of the overall ACS replacement.

**What is the Cost Associated with this Issue:** \$10,106,929.00

### **How Does this Project Conform with the Construction Guidelines:**

The Capital Construction proposed in the Compass Campus Master Plan conforms to the following elements of these Guidelines:

(note: "CDE- AR" refers to the Assessment Report compiled last year under the direction of the Department of Education)

#### **SECTION ONE – Promote safe and healthy facilities...**

3.1 Sound Structural Systems – The existing building shows visible evidence of insufficient load-bearing capacity (bowed walls, remedial beams added). The new replacement structure will be designed to current codes and will take all loading factors in to account to create a sound structure.

3.2 A weather-tight roof – the existing main building and several others have roofs which are beyond their expected useful life and showing signs of deterioration. The proposed new structure will have a new roof with proper insulation and detailing to provide better weather protection and lower energy consumption, with less frequent maintenance. Roofing materials will be selected from the materials listed in 3.2.2 of these guidelines, with the likely addition of planted-roof systems for some low-slope elements.

3.3 A continuous and unobstructed path of egress – the existing building has impaired egress from the 5-8 Grade level spaces. The proposed new building will be designed all on one level, with clear paths of egress sized for the current student population.

3.4 A potable water source and supply system – The existing school is served by a single on-site well. A part of the proposed project, domestic water storage will be increased and treatment improved. A second well or pump will be installed to reduce the possibility of interruption in supply.

3.5 The existing buildings do not have a fire alarm and duress notification system as described. Alarms which exist in the main building are annunciator only, not monitored or connected to any responder, and were judged in the CDE-AR to be inadequate and require replacement. As part of the proposed new construction and rehabilitation of existing buildings, a conforming alarm and notification system would be installed.

3.6 Facilities with safely managed hazardous materials.... - Currently available information does not indicate the presence of any hazardous materials in the buildings.

3.7 Facilities equipped with closed circuit video and keycard or keypad building access - The current facilities are not so equipped. The proposed new construction and rehabilitation of existing buildings will include installation of a keycard or keypad access system. Given the small size of the school and its rural location, closed circuit video does not seem appropriate although it could readily be installed, or conduit provided to facilitate future installation.



3.8☑An Event Alerting and Notification system – the current buildings are not equipped with such a system, except thru use of the telephones. The proposed new construction and rehabilitation of existing buildings will include installation of such a system.

3.9☑Secured facilities .... The main entrance of the Main ACS building does pass the main office area, for visual recognition of traffic. In most other respects the current building does not meet this guideline. The proposed new construction and rehabilitation of existing buildings will provide improved visual surveillance, lockable doors (possibly with vision lites) and other improvements.

3.10☑Safe and secure electrical service and distribution systems - electrical systems in the Main ACS building have not been identified to be unsafe, but are beyond their expected useful life and inadequate to current usage. Electrical services in other buildings are similarly minimal. The proposed new construction and rehabilitation of existing buildings will incorporate increased electrical capacity and circuit protection, complying with current codes and will constitute a substantial decrease in potential risks.

3.11☑A safe and efficient mechanical system... As identified in the attached report by Resource Engineering, the heating system in the main building is highly inefficient and ineffective. There is no mechanical ventilation. These deficiencies were also noted in the CDE's own assessment and evidenced by over-limit CO2 readings. Similarly, the current Gym and Art buildings have deficient, partially inoperable and highly inefficient heating systems and inadequate ventilation. The proposed new construction and rehabilitation of existing buildings will include installation of modern HVAC systems with improved distribution and control, including mechanical ventilation to meet current codes and standards.

3.12☑Healthy building indoor air quality... Air quality in the buildings is currently achieved only thru operable windows, a means which is naturally limited by weather conditions at this high elevation. In addition to the CO2 buildup measured by the CDE Assessment team, there is anecdotal evidence of air quality problems in the classrooms, especially the art spaces. The proposed new construction and rehabilitation of existing buildings will address these and result in greatly improved air quality, while also providing operable windows for use when the weather is suitable.

3.13☑Sanitary school facilities... The current materials of the school (exposed log walls for example) are not all in compliance with the referenced standard, and do not lend themselves well to cleaning and sanitation. Materials in the proposed new construction and rehabilitation will be selected to meet those standards.

3.14☑Food preparation and associated facilities... The current ACS kitchen is woefully undersized and over-utilized. Combined with the age of the finishes and appliances, this makes it difficult to maintain in a clean and sanitary condition. The proposed new construction includes a reasonably-sized kitchen. Currently some classes have a separate space in which to eat lunch, but some do not, and students in those classes must eat at their desks. The proposed new construction includes a space (the Integrated Learning Center) for each class which is to have durable cleanable surfaces and be used for lunch as well as for curriculum functions such as science projects and demonstrations which are messy or disruptive and so are best kept separate from the academic desk work.

3.15☑Safe laboratories, shops and art rooms...storing paints or chemicals...As noted above, the current art spaces are not properly ventilated, heated etc. There is also inadequate storage for paints and art materials. The proposed new construction and rehabilitation of existing buildings will include providing proper storage for paints and chemicals.

☑There is no separate laboratory, nor is one proposed in the project. The Integrated Learning Centers proposed for each class will include proper storage for laboratory materials associated with that class curriculum.

3.16☑A separate emergency care room...The existing buildings do not provide a separate care area. The proposed new construction will include a separate sick student space, with bed and rest room, etc., to meet this guideline.

3.17☑A facility that complies with the ADA – the current main ACS building is far from complying with the ADA, in that every classroom requires negotiating stairs to access it, internal travel between various spaces requires negotiating stairs, all rest rooms are on a downstairs level, nearly every door is undersized to provide wheelchair passage, etc. The proposed new construction and rehabilitation of existing buildings will address these deficiencies and create ADA compliant facilities.

3.18☑A site that safely separates pedestrian and vehicular traffic... The current site requires all vehicles to use a single lane access, directly adjacent and with no separation from walking areas used by students and others, as well as students from the adjacent pre-school. The proposed new site plan separates school vehicles from pre-school vehicles, and provides enhanced separation of both from pedestrians. Given that only two buses serve the ACS, it was determined that providing a totally separate bus access would not be an efficient use of site area or budget, however the new site plan provides increased space for drop off and vehicle circulation, as well as a removed parking area so buses need not remain in the drop-off zone for the entire day after they have unloaded. These measures are expected to result in a dramatic decrease in congestion and a significant reduction of hazard.

3.19☑A safe and secure site with outdoor facilities....The ACS is fortunate to be located in a rural setting where security is not the

same issue it is in many more developed locations and where safety is primarily an issue of natural hazard. While this project does not have significant changes to playing areas as an objective, all work on outdoor areas will be done with attention to safety and will result in conditions which are at least as desirable as, if not better than, existing conditions. The new playing field will be in a location which offers better visual supervision from and connection with the Community Hall (gymnasium), and will also be better isolated from the driveway which is used by several adjacent property residents.

## SECTION TWO – ...Promote “learning environments” conducive to performance excellence....

4.1☐...schools built with high-quality, durable, easily maintainable building materials and finishes - The existing school was built nearly forty years ago with locally available materials and much volunteer labor, on a very minimal budget. Many of its materials are rustic and difficult or impossible to clean, show decades of wear and tear, and have finishes integral to the structure and therefore not readily replaced when worn out. The proposed new school will be constructed with modern materials selected for, among other criteria, durability, easy maintenance and ability to be cleaned.

4.2☐Educational facilities that accommodate ...CAP4K, NCLB, model content standards? As detailed in Section IV – 3 of the BEST application, the deficiencies of the current building do not provide a good physical environment in terms of educational suitability and health & safety. The proposed new school will be a high performance CO-CHPS design that will align the facilities with the 21st century educational program. The new school will be used as a teaching tool, so that students can learn about and experience renewable energy first hand, and learn about sustainable building design through truth windows, etc.

4.3☐Educational facilities...connected to ....distant learning networks.... The Aspen Community School curriculum and programs do not make use of distant learning, therefore this guideline is not applicable.

4.4 ☐School administrative offices should be provided with technological hardware and software that provides control of web-based activity.... Current technology systems are secured by several levels of content and spam filters, layers of access permission and log-in requirements. Students and parents are required to sign a computer/internet use agreement each year. All computer use is monitored by classroom teachers. The main database and user files are backed up onto a server daily.

4.5☐Administrative software should include...ACS utilizes Power School and Alpine Achievement software for reporting and tracking student data with the District and CDE, in addition to an internal database that generates contact information, bus routes, etc. Software is also used to monitor and report on IEPs, ILPs, PLPs, library records. As the school is very small, records on immunization, behavior and transcripts are maintained manually.

4.6☐Facility protected with emergency power back-up...The existing facility relies upon point-of-use UPS devices. The proposed new and rehabilitated facilities will still rely on such devices but may also be equipped with separate circuits for critical electronic equipment and newer, more reliable overall electrical systems.

4.7☐School sites that meet the recommended school facility size guidelines... The campus exceeds the recommended size guidelines and provides more than adequate space for the school.

4.8☐...buildings that functionally meet the recommended educational programming set forth.... The existing ACS buildings are functionally deficient in many respects noted elsewhere in this Application. The proposed new and rehabilitated buildings will address present and expected space needs (see separate Space Needs Comparison, attached to this Application), provide specific spaces for specific activities, all in a configuration which is precisely designed to suit the ACS' unique mission and curriculum. They will provide an exciting learning environment, with adequate classroom sizes, proper dedicated facilities (such as Kindergarten rest room).

4.9☐The Assistance Board recognizes... As this section of the guidelines anticipates, the ACS does differ in some respects from what might be described for a 'typical' school. ACS classes are smaller (14 per grade) and organized in to multi-age groups. ACS curriculum emphasizes multi-subject and project-based learning, which leads to extensive use of the Integrated Learning Center which is part of each multi-year space grouping, and eliminates the need for separate computer labs. These and other departures reflect its mission as an alternative to larger more traditional environments, and its unique location and fit with the local community.

4.10☐Elementary schools shall provide exciting learning environments... The ACS site provides a wonderfully exciting environment, with ample opportunities for outside activities. The proposed new and rehabilitated buildings will provide adequately-sized classrooms and Integrated Learning Centers (which between them allow for computer lab work, science projects and other activities which, in their own classroom might be remote and poorly maintained due to staff limitations), separate art and music spaces with proper amenities, a newly centralized library, an improved kitchen and lunch accommodations, a refurbished gym and properly constructed administrative areas.

4.11 Middle schools (grades 5-8)... The proposed new and rehabilitated ACS buildings will provide a vibrant and cheerful learning environment with abundant natural light and views, as this guideline encourages. For the most part they will provide the functional areas listed here. Due primarily to the small size of the ACS however some separate spaces are not planned to be provided.

Computer lab – we prefer to integrate computer work directly in the classrooms.

Distance Learning lab – not applicable due to the school’s unique nature and program.

Science Lab – due to our size we do not have a separate science teacher or space, the subject is taught in the classrooms and Integrated Learning Centers, by the classroom teachers.

Family Consumer Science Lab - due to our size we do not have a separate space for this purpose.

Band Classroom – while we do not have a band, instrumental instruction takes place in the Music classroom, which will be provided by rehabilitating the existing school building.

Vocal Classroom – vocal instruction will also take place in that same building.

Beginning shop, vocational... An existing wood shop also located on the campus is used for vocational instruction; the cabinetmaker who runs that shop participates as an adjunct faculty member, in exchange for use of the shop.

Commercial Kitchen – ACS does not offer food service to students, who all bring their own lunch from home. The proposed new building will have a larger and well-design kitchen however, to assist in consuming and cleaning up after lunch and for special events such as fundraisers and after hours programs.

Cafeteria and multi-purpose room – It is the nature of the ACS program that classes eat lunch in the Integrated Learning Centers located within each multi-age group, rather than having a dedicated lunchroom. For multi-purpose and community uses, the new school is proposed to have an enlarged Central Area which can accommodate the entire school populations. In addition, the existing gym, when reconstructed as the Community Hall, will be available for community meetings, and is well-located for that (near to access and parking, with adjacent green lawn space for events to move outdoors). In addition, the Central Area of the existing ACS building, once that is reduced and refurbished, will provide another location for mid-sized gatherings of school or community groups.

Gymnasium – the school’s gymnasium is of adequate size for our student population and includes basketball backstops, volleyball sleeves and safe wall surfaces.

Weight training area – given the size of our school and the wealth of outdoor recreational opportunities available to our students, a weight training area is not justified.

Men’s and women’s locker rooms – minimal locker facilities have proven adequate for our small population and emphasis on outdoor recreation.

Administrative offices – The Space Needs we have identified for the new ACS building include administrative offices, nursing area, adequate rest rooms, conference, reception and building support areas, as this guideline describes.

4.12 High Schools - This guideline’s directives do not apply to ACS.

4.13 PK-12 Rural Schools - This guideline’s directives do not apply to ACS.

### SECTION THREE – Implement the current version of LEED or CO-CHPS or other.

5.1 Upgrading the existing building to meet either of these standards would require very extensive reconstruction and would still leave a facility unsuited in space and configuration to the curriculum taught. Because the CO-CHPS program is focused specifically on schools and on Colorado’s climate and non-urban communities, it has been chosen for this project. A checklist is attached to this Application showing the points which have been targeted. These indicate that, with a very reasonable level of effort and expenditure, the project can meet or exceed the CO-CHPS ‘Verified’ level, and may well achieve the higher “Verified Leader” level.

5.2 Analysis of...school facility size...achieve reduced school facility size...

The Space Needs Comparison attached to this application reflects the use of multi-purpose spaces (the Integrated Learning Centers) to avoid several separate use areas (dedicated lunch room, dedicated science room, dedicated computer labs, dedicated distance learning center, separate rooms for cubbies and lockers, etc.) The individual space allocations have been carefully considered and suited to our class sizes (classrooms of 450, 500 and 600 sf., rather than the commonly used 600, 780 or 1000 sf minimums).

5.3 A district-wide energy management plan – Since the ACS is a charter school, this requirement is not applicable

5.4 Adoption of a goal of zero-waste from construction...operation and renovation... The specifications for construction of the new and rehabilitated facilities for the ACS will include requirements for construction waste sorting and re-use, reduction, recycling and composting to the greatest degree feasible.

5.5 Training to establish district wide preventative maintenance... While district-wide efforts are not applicable to this charter

school, our project timeline specifically envisions a significant training effort as new facilities come on line, in order that they be well operated and maintained to maximize their functionality and effective life.

SECTION FOUR – evaluate based on rehabilitation costs versus replacement costs.

6.1 The school district's desired facilities life span... Because ACS is a charter school, and due to land-use requirements imposed by the County, student enrollment is not anticipated to change even many years into the future. Because of that, an adequately sized, well-designed, -built and -maintained school can be anticipated to have a useful life measured in decades. The current ACS building has served for nearly forty years, and it is the intent of this project that the new facilities be designed to serve at least that long.

6.2 The facility's relative importance in history... The existing school building is not considered a historic structure.

6.3 Building code, health and safety deficiencies... As described elsewhere in this application, the current buildings contain many deficiencies in these areas. The proposal to construct a new building, and to rehabilitate most of the existing ones, will correct these deficiencies and provide modern high-performance, code-compliant facilities at the least cost and with the least disruption of educational activities.

6.4 Educational programming and green building deficiencies...it is not feasible to separate the costs of remedying a deficiency such as 'insufficient exterior wall insulation and resistance to air infiltration,' or 'lack of sufficient noise attenuation between spaces' out of the overall square foot cost allowance for new construction. The proposal to construct a new building, and to rehabilitate most of the existing ones, will correct these deficiencies and provide modern high-performance, code-compliant facilities at the least cost and with the least disruption of educational activities.

6.5, 6.6, 6.7 - Divide costs in items 2, 3 & 4 above (rehabilitation costs) by item 1 (replacement cost).

As part of the ACS Master Planning process, a wide range of rehabilitation and replacement options were considered. These specifically included options to remediate, rehabilitate and expand the current building. The first indication that replacement of the ACS building would be more feasible than remediation, rehabilitation and expansion came from the CDE-AR, issued in draft form on 01-10-10 and later revised and dated 03-01-10. In brief summary, this report calculated a Condition Budget of \$3,558,698 and a Suitability Budget of \$4,255,900, for a total of \$7,824,598. This exceeds the report's estimated replacement value of \$5,968,214 by \$ 1,846,384.

Because rehabilitation costs are greater than 70% of replacement cost, the CDE-AR suggests that the preferred alternative would be to replace the main ACS building with a new one, along with rehabilitating other existing buildings as necessary to serve their revised functions.

While this summary from the CDE-AR indicates the desirability of replacement, it cannot accurately reflect the total project cost for either avenue of action because, in addition to the issues which are apparent to an assessment team, there are a number of requirements for this project of which the CDE assessors could not have been aware.

Site Access – In approving its land-use action to allow expansion of ACS to suit its space needs, Pitkin County conditioned permitting of that expansion upon bringing the access driveway up to current county standards, since it serves not only a public school, but several uphill residential properties as well. The applicable standard for fire vehicle access is a twenty foot wide driveway, which does not exist today. Thus, any project – either re-use or replacement, must include the cost of that upgrade.

Water Systems – An Augmentation Agreement with the State Water Authority requires various remediations to legitimize the school's domestic water supply and to provide properly authorized water storage for fire suppression purpose, both inside the buildings and around them

Sanitary Waste system – the existing waster systems are beyond useful life and inadequate to the current and anticipated flows. This has been noted by the county in previous land-use actions and is required to be addressed prior to occupying any new facilities on the site.

In order to incorporate these required project costs which are not explicitly part of the building construction work, as well as the normal range of 'Soft' costs which pertain to any construction project, we have prepared the two attached Cost Estimate Outline spreadsheets.

The first spreadsheet shows the total project requirements and costs if the existing building is remediated (addressing deficiencies), rehabilitated (brought back to fresh serviceable state) and expanded (to meet the calculated space needs for current and future use).

The second spreadsheet shows the total project requirements and costs if the existing building is replaced by a new building as proposed in the Master Plan.

As can be seen, the Replacement option ends up costing slightly less overall, due in part to the greater efficiency of constructing new space versus extensive interior alterations and additions. It also reflects that re-use would require either that the work be broken up into phases which could occur during several consecutive summer breaks, or moving the entire school into temporary facilities for over a year, either of which has a considerable cost impact.

As educators, we have also taken into account the disruption which would occur in the re-use scenario and its potential effect on student progress and health. Finally, replacement results in nearly all new facilities, with a longer useful life than even a well rehabilitated existing building. It will allow all spaces to be designed properly for their intended function, rather than being shoe-horned into existing spaces and layouts. In short, replacement offers a better end result, with far less disruption to the educational purposes of the school, and at a lower cost, than the re-use option.

Because rehabilitation costs are greater than 70% of replacement cost, the preferred alternative is to replace the main ACS building with a new one, along with rehabilitating other existing buildings as necessary to serve their revised functions.

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

ACS is dedicated to maintaining an adequate annual budget for all care, maintenance and grounds keeping of the existing school buildings as well as the future buildings. This dedication is demonstrated by the current annual Maintenance and Operations (O&M) Budget:

|                             |          |
|-----------------------------|----------|
| Buildings and Grounds:      | \$19,000 |
| Maint. Personnel & Vehicle: | \$21,225 |
| Janitorial:                 | \$20,035 |
| Utilities:                  | \$17,500 |
| TOTAL                       | \$77,760 |

ACS also contributes \$10,000 annually to a reserve fund. At the end of June 2011 the reserve fund will have a total of \$40,000.

According to the American School and University Magazine, 32nd Annual M&O Cost Study, April 2003, for schools under 1,000 students, the national average for the total annual M&O budget is \$629.22 per student. ACS can demonstrate that over the last three years we have committed \$634.46 per student. Adding \$10,000 annual contribution to the capitol reserve account, or \$81.97 per student, the total real contribution to M&O annually is a demonstrated \$716.43, or approximately 12.5% higher than the national average.

In terms of Facilities Management in regard to the future buildings which are still in schematic design only, ACS intends to implement the following strategies:

• ACS will employ a staff of one for all M&O programs. This staff will receive six (6) months of on-going training at the beginning of operations. Included in part of this training will be all teachers, administration and staff to ensure a widespread understanding of the new high performance systems.

• Maintenance personnel, in cooperation with the general contractor, relevant sub contractors and a commissioning agent will create and maintain a standardized structure for maintenance, operations, custodial work and grounds keeping.

• The standardized structure mentioned above will include CO-CHPS recommended practices and procedures to address on a quarterly, bi-annual and annual basis the following areas of concern:

- o Health and Indoor Air Quality
- o Thermal Comfort
- o Visual Comfort
- o Acoustic Comfort
- o Security and Safety
- o Ecosystem Protection
- o Energy Efficiency
- o Water Efficiency
- o Materials Efficiency
- o Buildings as a Teaching Tool

ACS will require, in all RFQ's for contractors and sub contractors, a demonstrated commitment to and understanding of modern, high performance systems.

ACS has registered this project with CO-CHPS and intends to follow all guidelines therein in an effort to gain the validation on all new and existing buildings.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time. Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

The school was newly constructed in 1970 & 1971, with occupation in 1972. At the time maximum enrollment was 80 students (vs. 127 today), building codes were very lax (if even in existence) in the rural neighborhood, and the school was private until converting to become a public charter in 1995. The 40 year old school is fortunate to have no facility debt and a beautiful mesa campus. Though we'd be reluctant to relocate, we have assessed the viability, only to discover there is very little vacant land in the District suitable for a school campus. In addition, land purchase and building a school from the ground up would cost us much more than investing in what we have.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

\$10,000

**CDE Comments:**

THIS PROJECT WAS APPLIED FOR IN 2010 BUT NOT RECOMMENDED MAINLY DUE TO NOT ENOUGH AVAILABLE FUNDING.

|  |                |                                     |              |
|--|----------------|-------------------------------------|--------------|
| <b>Funded FTE Count:</b>                                       | 122.00         | <b>Bonded Debt Approved:</b>        |              |
| <b>Assessed Valuation:</b>                                     |                | <b>Year Bond Election Passed:</b>   |              |
| <b>PPAV:</b>   |                | <b>Bonded Debt Failed:</b>          |              |
| <b>Bonded Debt:</b>  |                | <b>Year Bond Election Failed:</b>   |              |
| <b>Total Bonding Capacity:</b>                                 |                | <b>2010 Bond Election Results:</b>  |              |
| <b>% of Bonding Capacity Used:</b>                             |                | <b>Median Household Income:</b>     |              |
| <b>Bond Capacity Remaining:</b>                                |                | <b>Free or Reduced Lunch %:</b>     | 2.46%        |
| <b>Existing Bond Mill Levy:</b>                                |                | <b>State Financial Watch:</b>       | No           |
| <b>Who Owns the Facility:</b>                                  | Charter School | <b>Charter School Fund Balance:</b> | \$150,824.20 |
| <b>If it's a 3rd Party Explain:</b>                            |                | <b>Charter Authorizer Letter:</b>   | Yes          |
|  |                | <b>Charter 3 Month Notice:</b>      | Yes          |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No             | <b>Charter Chartered for 5 Yrs:</b> | Yes          |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                | <b>Year Built:</b>                  | 1970         |

According to Section 21-E of our current charter contract with the Aspen School District:  
Disposition of School's Assets upon Termination or Dissolution. Upon termination of this Renewal Contract for any reason, or if the School should cease operations or otherwise dissolve, then, at the sole discretion of the District, any assets owned or otherwise held by the School and purchased in whole or in part with funds received from the District including tangible, intangible, and real property, will become the property of the District and title thereof will be transferred to the District unless the District shall decline in writing to accept the same.

|                                    |   |                                    |           |
|------------------------------------|---|------------------------------------|-----------|
| <b>Current Grant Request:</b>      | <b>\$5,942,874.00</b>   | <b>Affected Sq Ft:</b>             | 24,184.00 |
| <b>Current Applicant Match:</b>    | <b>\$4,669,401.00</b>   | <b>Master Plan Completed:</b>      | Yes       |
| <b>Current Total Project Cost:</b> | <b>\$10,612,275.00</b>  | <b>CDE Minimum Match %:</b>        | 44        |
| <b>Previous Grant Awards:</b>      | 0   | <b>Actual Match % Provided:</b>    | 44        |
| <b>Previous Matches:</b>           | 0   | <b>Was a Waiver Required:</b>      | N/A       |
| <b>Future Grant Requests:</b>      | 0   | <b>Stautory Waiver:</b>            |           |
| <b>Future Matches:</b>             | 0   | <b>FCI:</b>                        | 62.85%    |
| <b>Total for all Phases:</b>       | \$10,106,929.00   | <b>CFI:</b>                        | 129.00%   |
| <b>Cost Per Pupil:</b>             | \$79,582.00   | <b>Inflation:</b>                  | 3         |
| <b>Cost Per Sq Ft:</b>             | \$418.00  | <b>Historical Significance:</b>    | NA        |
| <b>Red Flags for Discussion:</b>   | High Cost p/SF  | <b>Does this Qualify For HPCP:</b> | Required  |
| <b>Red Flags Explain:</b>          | Site work required by county is a major cost driver but is necessary to the project |                                    |           |



# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## BIG SANDY 100J - Simla ES/JHS/HS - New PK-12 School

### School Name: Simla ES/JHS/HS

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 81,143       |
| Replacement Value:           | \$22,539,220 |
| Condition Budget:            | \$13,198,284 |
| Total FCI:                   | 58.56%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$10,624,100 |
| Total RSLI:                  | 21%          |
| Total CFI:                   | 106%         |
| Condition Score: (60%)       | 2.72         |
| Energy Score: (0%)           | 1.83         |
| Suitability Score: (40%)     | 2.21         |
| School Score:                | 2.52         |





### Statutory Waiver for BEST Grant District Match

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

- A. Applicant required minimum match for this project based on CDE's minimum listed percent (Line items A \* M from grant application): \$ 9,097,360
- B. District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. (FY2010/11 AV x 20%): \$ 2,900,663
- C. New proposed bonded indebtedness if the grant is awarded: \$ 2,900,663
- D. Current outstanding bonded indebtedness: \$ 0
- E. Total bonded indebtedness if grant is awarded with a successful 2011 election (Line C+D): \$ 2,900,663

School District:  
Project: Big Sandy School District 100J  
Date: March 1, 2011

Signed by Superintendent:   
Printed Name: Steve Wilson Steve Wilson

Signed by School Board Officer:   
Printed Name: Chad Maranville  
Title: President

February 22, 2011

Colorado Department of Education  
Capital Construction Assistance Board  
Grant Application for BEST Funding

REF: Waiver Letter

Dear Capital Construction Assistance Board of Directors,

For the past several decades, Big Sandy School District has been working toward a goal of ensuring not only quality education but quality facilities as well. Unfortunately, we have been extremely limited in our funding ability to accomplish these goals. With the support and hard work of voters in our community, we held a successful bond election in November of 1997, passing a bond for an academic addition and in 1983 we passed a bond for a second gymnasium, locker rooms and additional upgrades/remodel.

Most recent bond issues:

|      |                                     |        |                  |
|------|-------------------------------------|--------|------------------|
| 1997 | Academic Addition                   | Passed | Paid off in 2006 |
| 1983 | Gymnasium, locker rooms, renovation | Passed | Paid off in 1994 |

Currently our maximum bonding capacity is approximately \$2,900,663. Big Sandy is currently debt free so 100% of our bonding capacity will be dedicated to this project. The district has never gone to their bonding capacity before. This level of commitment demonstrates that we are willing to make maximum financial support to improve our school. The voters of Big Sandy School District have been historically supportive of bond issues and are generous within their support of the school district. Both community and parental support are vital to projects and student success, and even in these difficult financial times, they remain supportive of district goals. With the need for repairs far exceeding our bonding capacity and the cost of building a new building far exceeding our bonding capacity, our tax payers understand the predicament that we are in.

After an extensive master planning process it has been determined that the most financially responsible option is to build a new PK-12 building on a new site in lieu of a major upgrade to the existing school. We believe this option is the best use of the district's and state's funds and will provide a higher quality school over a longer duration for the students as compared to the other options. CDE's School Assessment Report identifies that we are going to need extensive capital construction projects in the coming years to bring the existing facilities up to state standards. State estimate for facility repairs=\$9,708,586. State estimate of educational suitability upgrades is \$10,624,100. Without a waiver approval the district can not fully fund to eliminate the deficiencies. The state's required match of 41% would generate a project of \$7,074,788 million. This amount falls well below the funding requirements to complete the upgrades as recommended.

The capital reserve fund of \$148,000 cannot be used to fund the matching contribution because the amount is budgeted and in reserve for bus replacements. We have not purchased a bus since 2006. Five years ago, the bus purchased cost \$90,000. We will be in need of investing in our bussing program in the very near future. After completing the applied for new facility, this fund will be used for bus purchases and for the capital renewal budget.

The district's general fund cannot be used to fund the matching contribution due to board approved annual (day to day) budget commitments. District revenues and expenses are aligned and balanced.

The district has purposely been very conservative with our expenditures over the past couple of years. We have increased our General Fund Balance carryover anticipating the forecasted cuts from state and federal sources. The district's fund balance is currently \$1,156,948. Next year we plan to cut \$100,000 from our budget expenditures and deficit spend from our General Fund \$152,000 to match Governor Hickenlooper's presented budget and to match PERA's increased employer contribution. By building up our fund balance, we now do not have to have the drastic budget cuts and will be able to cushion these cuts over a couple of years in hopes that the economy will turn around. A good fiscal rule of thumb is to keep at least three months of operating expenses in reserve; in our case this is around \$800,000. We plan to cushion our cuts by using our fund balance, we hope not to make drastic cuts all at once, but rather make cuts over the next 2 years. Keeping in mind that necessary cuts will be made prior to going under a fund balance of \$800,000.

Big Sandy School's insurance costs have risen slightly. Salaries have risen slightly. PERA contributions have risen significantly. Enrollment numbers have been fairly consistent over the past 8 years (up 13 students from 8 years ago). We delayed purchasing text books and athletic uniforms; we will need to add them back to our budget in the near future. We have been getting by on a streamlined technology budget getting a lot of "bang for the buck." In order to be aligned with 21<sup>st</sup> Century standards, we will need to upgrade our technology significantly.

Big Sandy School District 100J  
FY 08, 09 & 10 General Fund Budget Comparisons

|                              | FY 08     | FY09      | FY10      |
|------------------------------|-----------|-----------|-----------|
| Beginning Fund Balance       | 899,338   | 878,821   | 1,156,948 |
| General Fund Revenue         | 3,410,397 | 3,427,544 | 3,431,756 |
| General Fund Expenditures    | 3,335,056 | 3,405,002 | 3,022,476 |
| Capital Reserve Fund Balance | 22,309    | 74,350    | 134,395   |

Our district match for funding has been set at 41%. Our capital construction needs at this time require a budget of approximately \$21,132,000. With the hopeful passage of a \$2,900,000 bond election on November 8, 2011, that would place our ability to match capital construction grant money with a district match closer to 13.7%. We therefore request a waiver for the remaining funds.

Please consider these hardships as you review our application for funding. We respectfully request a waiver for the remainder of our district match. Your consideration of our request is greatly appreciated.

Sincerely,

Steve Wilson, Superintendent  
Big Sandy School District 100J

# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** BIG SANDY 100J

**Sort Order #:** 133

**County:** ELBERT

**Applicant Priority #:** 1

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

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

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

Big Sandy's school facilities have been maintained to the extent possible with current financial resources; however, the health and safety deficiencies continue to grow. Our enrollment has been stable the last 6 years with projections showing stability for the next 5 years and increasing enrollment after that.

The State Facility Assessment team assigned a CFI score of 93 to Big Sandy School and identified that education suitability was the largest issue in this school. The school has major health and safety problems including structural issues, unsecured entries, and no passive or active security measures in place on the campus. The school has a structural loading issue at the 1984 gym addition. Our administration office is located in the middle of a round building with no way of physically monitoring the unlocked main entrance. Renovating the building to move the offices is not financially sound. Exterior doors at all school buildings are also a major safety concern. There are 54 exterior doors in our school. The risks of injury to a student from an intruder to the campus is high, as it is virtually impossible to secure the multiple main entries to the school campus, the remote preschool and elementary classroom modulars, and the wood shop as students need to move between buildings during the school day.

Another safety concern occurs in the morning and afternoon as parents drop off and pick up students. Parents drop off children on the two-way street in front of the school from both directions. There is chaos as parents double-park to escort their children into the school, while other children are crossing the street with no regard for vehicular traffic. Additionally, school staff park on the street as there is very limited onsite staff parking.

Emergency egress at the point of leaving the building is not continued in a safe manner to an area of refuge or public right of way. There are no fire separation walls in the wood-framed classroom portion of the building allowing fire to spread easily.

The District's master plan is the culmination of many meetings with Administration, the School Board, faculty, staff, students, and community. Stake holders have voiced concerns, shared ideas and shaped the end product of the master plan. A cross-disciplined collaborative team has reached a thorough understanding of master plan goals and informed this application proposal. Our master plan process looked at many options to reuse the existing campus and has determined a new PK-12 school on a new site would be more cost efficient now and over the life of the building than a renovation of the school. The highest priority items to be corrected include educational suitability, structural hazards, access control and school grounds monitoring, site safety issues, fire safety deficiencies, and emergency egress.

The 2010 CDE School Assessment for Big Sandy identified educational inadequacies, life safety, security, and building system deficiencies which far exceed the \$2.9 million bond capacity of the District. Thus, the BEST Grant process is the only viable means for Big Sandy to achieve a facility that meets minimum health, life safety, and academic standards. The board of education supports an application for a BEST grant coupled with a bond election to build a PK-12 school on a larger, flatter, and more flexible site.

The proposed new PK-12 school would meet LEED gold requirements. Annual maintenance costs and utility costs are predicted to decrease greatly. Our concern for students' health and safety will continue to be a problem as long as they are in our current school and the district's assessed value limits funding of the needed corrective actions. We believe this proposal to be the most responsible expenditure of construction funds to support the educational goals and effective operation of the District.

**Issue:** New School

## Deficiencies Associated with this Issue:

Deficiencies

The existing school in Big Sandy School District fails to meet minimum standards necessary for a safe and secure environment. The school has major health and safety problems including structural issues, unsecured entries, and no passive or active security

measures in place on the campus. Site access, emergency egress, and most restrooms in the building are non-compliant with ADA standards. Much of the building is not compliant with current building and fire codes. Further definition of these deficiencies is identified in the 2010 CDE School Assessment Report Draft for Big Sandy Schools and in the master plan documents submitted with this application.

Based on demographics and future projections, Big Sandy School District enrollment has declined slightly from ten years ago but has had stable enrollment since then and a slight increase in the last three years. The short term outlook is stable enrollment changing to increasing enrollment in the long term.

A detailed description of the deficiencies at Big Sandy School District is listed below.

#### Overview:

The statewide assessment captures the issues well in identifying more costs for Educational Suitability \$10,624,100 than for Condition Budget \$9,708,586. What is important about this is the fact that the facility assessment team identified that Education Suitability was the largest issue in this school. 21st century schools need to have flexible spaces in size and function to address the variety of learning styles and teaching methods to be used. These circular pods cannot provide that environment without significant compromise. The current round pods have a circular bearing wall which with major renovation would allow the classrooms to be about 24' deep. This could begin to provide opportunity for larger more flexible classrooms. But the 24' depth and two curved walls with two opposite side flared walls (which are typically the teaching walls) make for many challenges to effectively use the space.

Overwhelming input from staff is the concern that the small curved classrooms are:

-inflexible,

-don't allow for multiple activities

-have no space for cubbies and coats in the elementary school which causes storage to occur in corridors. The school district has been consistently warned by the fire authority that this is not compliant with the 2006 IFC.

It is important to keep these suitability issues in mind when assessing the building and site safety issues because they raise the question of whether it should even be an option to repair the health, safety, and security, overcrowding, and technology deficiencies in the existing school when the suitability issues are so overwhelming.

#### Health, Safety and Security Issues:

1. Structural Hazards: The school has a structural loading issue at the 1984 gym addition. A structural engineer has determined that the lower roof south of the main gym does not meet the snow load requirements in the 2006 International Building Code. The roof is only capable of supporting 66 psf but, according to code, should be capable of supporting 93 psf due to the snow drifting condition created by the change in roof level. Currently, the school district needs to remove snow drifts on this roof if snow exceeds 3'-1" in height to remove the risk of collapse and catastrophic injuries.

2. Access Control and School Grounds Monitoring: There are several unlocked doors to the main school building based on the need to access from the remote modulars and shop building; as well as free access to unlocked modulars and shop. The school has 54 exterior openings and only six of them have hardware to provide electronic locking capabilities!! All other doors are manually locked and the possibility for unlocked doors is high. The administration offices are in the center of the main pod housing the main entry to the school but have no oversight as the administration is located 135 degrees around the circle to the west. All visitors enter the school without initially checking in and often do not check in at all! It is impossible to physically monitor the main entrance and no cameras exist to provide electronic surveillance.

In a safe and secure school, line of sight in corridors without nooks and hiding spaces is recommended in CPTED guidelines. It would take only 2 staff members to oversee the north side of the school, but 10-11 additional staff members to oversee the five pods. This is not correctable by any methods other than numerous staff members or numerous video cameras.

The majority of the campus is directly accessible by pedestrian traffic. Many of the exterior doors are not within fenced areas. Pedestrians having unchecked access to modulars, wood shop, playgrounds and building entrances is a major safety concern. The fence at the playground site perimeter is not complete and does not fully secure the site. There are openings that should have gates.

The playground is visible from the modular buildings only with no line of sight from the pod classrooms.

3. Site Safety Issues: The site is extremely tight for a PK-12 of 331 students at just under 10 acres. The site is abutted on all four sides with town streets and is located on a site with more than a 40 foot grade change from the southeast to the northwest corner. The football and baseball fields are located four blocks away on leased land and used by PE classes. Students either walk or drive to use the fields. CEFPI reports that Alaska, Minnesota and Ohio have created standards for K-12 schools that vary from 20-



40 acres.

The pedestrian and vehicle patterns on the east side of this school in the morning and afternoon resemble a plate of spaghetti. This creates an everyday safety hazard due to staff and student parking being across the street from the school and inadequate space for parent and bus pick up and drop off. Students, staff, and AM/PM visitors need to walk across public street traffic and through bus and parent drop off drives to access the school from the parking lot; young student drivers are also within this mix. There is not a parent drop off lane nor space for one at the front of the school. Parents must park in the 90 degree parking perpendicular to the bus drop to drop off their children and must then back out of the spaces into the public street. Throughout the school year, cars run into each other causing property damage and there are multiple instances of vehicles nearly hitting pedestrian students.

There is no paving for vehicular traffic or parking on the public streets surrounding the school, on the entire school property, or the adjacent parking east of the site. The lack of paving prevents graphic control of the vehicular and pedestrian traffic flow. Consequently, there are also no available paved ADA accessible stalls or sidewalk curb ramps. The staff parking is either on the street (parallel parking), on the west side of the school, or in a lot to the east of the public street on the east side of the school. The service drive shares the staff parking area on the west side of the school with kitchen delivery trucks having to back up about 15 feet vertically in a 200 foot drive while avoiding parked cars.

The floor slab is lower than the surrounding grade at the main entrance and main exit to the playground. Water accumulates at these areas which creates icing problems in the winter. These large icy areas create a safety hazard at these two main entrances to the building. Related to this, a staff member injured herself resulting in loss of an employee for the past ten months.

The sidewalks on the north and northeast side of the property are adjacent to retaining walls causing major ice problems throughout the winter. As water drains off of the gymnasium roof, it drains across sidewalks creating ice problems and the risk of serious injury. Last year, a parent fell in this location and sustained injuries to her hip and shoulder requiring months to heal.

Erosion occurs after the smallest thaw or rain fall. Major events cause 12 inch deep "mini-canyons". Recently, a student injured her foot and ankle when she accidentally stepped into a "mini-canyon" requiring physical therapy.

The bus fuel storage is located within 50 feet of the propane tank. The lights and receptacle at the fuel storage are not rated for the hazard area.

Tornado Risk: The modulares present safety risk to staff and students (with no safe area to retreat) in this tornado prone area.

4. Fire Alarm: Most components of the fire alarm system are old and beyond their useful life and should be replaced. There is not adequate notification (not enough horn strobes). In a fire event there would be many areas that would not get notification including the kitchen, cafeteria, circular corridors, bathrooms, and locker rooms. Some devices are addressable but in a significant majority of the school the system is not addressable, does not meet ADA compliance, and does not meet the 2006 IFC.

Most classrooms are without phones which is a significant safety concern in the event of a necessary building lockdown or other urgent communication.

5. Emergency Egress: Many of the 54 exterior doors exit to raw native soil or landings next to rip rap with no access to sidewalks. Many others lead to sidewalks that are elevated from the surrounding streets without a handicap accessible path to the public way. There are not continuous sidewalks around the school. The paths are not ADA accessible and are hard to traverse during inclement weather. In the event of emergency egress, our handicapped students need to be carried by multiple persons to an area of refuge or a public right of way.

The school entry lighting levels are low and should be improved. There are many areas around the school that have lighting levels below the acceptable foot candles.

One exterior egress stair on the west side of the school is lacking a landing at the bottom of the stair and has a significant drop from the bottom of the stair to where a landing would be. The stairs on the west side of the 1998 addition to the public street are steeper than the tread / riser ratio required.

There is no wheelchair accessible path on the north end of the site from the emergency egress from both gymnasiums to the public way. The handrail at the exterior stairway on the west side of the 1998 addition is too tall. There is not a code compliant handrail at the stairs on the north side of the site.

Corridors in 1969 pods are circular and there is only one exit. The classroom corridors are "dead end corridors" per the International Building Code.

6. Fire Separation: Fire can easily spread through the school facility, especially the wood framed circular classroom areas. The building is separated into three fire separation areas. The wood framed classroom area is double the allowable floor area for its type of construction without any fire walls or fire sprinklers to stop the spread of fire. The metal framed building that houses the two gymnasiums and locker rooms is over 50% greater than its allowable area.

7. Plumbing Systems: The underground sanitary sewer pipes installed in a significant majority of the building are in poor condition. Water is hard and causes damage to plumbing pipes and fixtures even with water softening systems in place. In some cases a camera has shown that the pipes have disintegrated and the surrounding earth is now the conduit. The bottom of some p-traps no longer exist, therefore sanitary drainage is draining into the surrounding earth. Sewer gas is also entering the building through deteriorated sanitary piping. Chemistry and biology labs have chemical waste piping that discharges directly into sanitary drainage systems without being neutralized. The kitchen grease trap is completely disintegrated; therefore, grease is dumped directly into the sanitary drainage system. The plumbing fixture count does not meet the code requirements of the actual building population.

8. HVAC Systems: Mechanical systems are non-code compliant: The door openings to each classroom in the round pods have a sidelight and a transom. The transom is filled in with a filter that allows return air to pass from the classroom into the hallway. The return air blows directly into a non-fire rated wood framed attic and is not compliant with current mechanical codes. Kitchen make up air is not heated. Kitchen grease exhaust fan is located near the Outside Air Intake for the RTU serving the Cafeteria. The round screen wall around Kitchen Exhaust, Plumbing Vents and RTU's cause recirculation of exhaust back into the school. Many rooms do not have outside air ventilation as required by the mechanical code (spaces include Small Gym, Locker Rooms (HS & JHS), Wrestling Room, Administration offices, and Wood Shop). The wood shop has recorded CO2 levels that are almost double the amount acceptable by ASHRAE 62.1 guidelines.

Modular Classrooms are not code compliant--furnaces do not have adequate Combustion Air for the Burners.

9. Electrical systems: The working space around the equipment in the main electrical service room is inadequate. The room is not properly ventilated. There are many panels that cannot be opened to 90 degrees as required, and don't have adequate working clearances as defined by the electric code. The room would have to double in size, provide two ways to exit, and be lockable to meet these requirements. Other electrical rooms are used for storage of other materials and are a fire hazard. There are transformers that seem hot and are making noise consistent with overload and or insulation failure. There are transformers "humming" loudly. They should have an insulation test performed to ensure their integrity. In addition, records need to be reviewed of Electrical Preventative Maintenance (Lug Torque).

10. Accessibility: Locker rooms under the gym stage, the weight room above the district offices, the art room on a former stage, and music room on the lower level are not wheelchair accessible. The nurse's station is a pie shape of 148 square feet and does not have a hand sink or a dedicated ADA accessible toilet adjacent to it. Each pod has a central restroom group (yes in a pie shaped space) with 2 water closets and 2 lavatories per sex. This is not accessible to wheelchairs and would require complete demolition and replacement to be compliant. The issue will be where does the space come from to make the restrooms adequate size for privacy and accessibility? Currently, a student in a wheelchair would have to travel from his or her classroom to the 1998 addition to use the ADA accessible toilet.

11. Daylighting and Acoustics: CCAB guidelines note "when possible, daylight with views shall be incorporated in all learning areas to supplement well-designed task oriented artificial lighting." In this strong desire to have day lit classrooms with views, the existing very small and high windows (8' to sill) under an overhang provide little daylighting at the classrooms in the round pods and only a view of the sky. Larger windows could be added but the ever varying orientation of the windows in a circle will make it near impossible to effectively daylight the rooms. The art room is located in the center of a pod with no natural light possible from the interior walls and a RTU is located above it to preclude roof lighting options.

Sound transfer, even voices, through classroom walls, is a prevailing issue in the school.

12. Science Program: The high school science room is a 675 square feet general education room with no demo table, no sinks, or anything that makes it a science classroom. There are no emergency eye wash stations or emergency showers in the chemistry lab or biology lab. There is an emergency eye wash station in the lecture room adjacent to the labs. The science lab has a portable fume hood with a flexible hose off the top of the hood that has no termination point.

13. Roof Replacement: The building's roofing systems at the 1954 gym, the 1969 round pods, and the lower roof of the 1984 addition are beyond their useful life.

Overcrowding issues:

Pre-Kindergarten is located in a modular and has only 700 square feet not the 1,000 per CCAB guidelines. Three other classrooms are located in modulares. Five existing permanent classrooms are less than 600 square feet which is less than the minimum classroom size recommended in the CCAB guidelines and less than what is needed by the students. Only (6) classrooms are rectangular per the standard.

The cafeteria has enough square footage to seat 1/3 the student population on paper. In reality, the curved layout does not allow

for the needed 120 students per lunch period. This is compounded by the small kitchen area that requires serving to be in the cafeteria space. This space needs to be enlarged when the modularity are replaced with permanent class space.

The site constraints and building geometry severely limit future expansion possibilities of the existing school.

Technology issues:

A significant majority of the building does not have capacity to handle the added electronic loads presented by modern day technology. The main electrical room is an area that cannot accept any future panel boards. In many classrooms the teachers string cords across high traffic areas from the wall to their projectors. This is due to the classrooms having an inadequate number of electrical outlets and creates a tripping hazard and is a fire code violation.

The entire school shares two computer labs and the LMC is not large enough to provide computer space for a classroom size of students. The school does not have facilities for distance learning options for high school students, but one is desired. The building is equipped with High Speed Data Drops, but the method of installation is unacceptable and creates many trip and snagging hazards. The wiring is on the outside of the wall with no junction box to connect the drops to user devices. In addition the wiring is not sleeved when transitioning from above ceiling to below. The cabling is not plenum rated in some instances which would cause toxic fumes to build up in a fire situation.

The school is utilizing used servers, switches, and routers donated by Intel several years ago. This equipment is shoved into a former janitor's closet. Overheating of the closet prompted the district to purchase a small air conditioning unit for the closet that is minimally adequate for the application.

Finally, the school needs to provide upgraded technology in the classrooms in the form of interactive white boards and WiFi accessibility to stay current with educational delivery methods and trends and to not be obsolete in the changing educational delivery environment currently and in the future. DSL is not powerful enough nor does it provide a reliable broadband connection to support these upgrades; upgrades to T-1 data lines are needed.

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

Our master plan process looked at many options to reuse the existing campus. With the overwhelming suitability and facility issues, the school district has determined that repairing the health, safety, security, overcrowding, and technology deficiencies in the existing school is not a responsible option. Renovation of the existing space would be costly and can not address the educational suitability deficiencies created by the round pods.

The proposed solution for Big Sandy School District is to build a new PK-12 building on a new site. (Refer to attached plans and specifications.) This solution most effectively addresses current and future educational, health, safety, and security issues. The new site will remove the school's current constraints of being on a small site bounded by four public streets and having a significant grade change. The new larger site will allow safe separation of bus and parent drop off as well as safe separation of student vehicular and pedestrian traffic. Proper grading on the new site will provide safe, accessible paths of travel to and from the building in case of emergency. The new site is large enough for future developments of PE and athletic fields adjacent to the school building and allows future expansion of the school as needed for projected enrollment increases.

□

This solution reduces building area from 88,703 existing square feet to 83,412 new square feet while addressing the overcrowding of classroom and cafeteria space of the existing building listed in the deficiencies above. Much of this reduction in size is accomplished by greatly reducing excessive hallway space. Small classrooms that provide flexibility for education match Big Sandy's educational model of small student/teacher ratios to provide individualized education to students. The new building will significantly reduce long term operational and maintenance costs as well as annual energy costs. This will come about by designing and constructing the new school for compliance with the CDE Guidelines for the High Performance Certification Program.

□

Per CDE's statewide facility assessment the current replacement value for Big Sandy PK-12 school is \$21,883,510. The proposed new PK-12 is estimated to cost \$21,132,077. Refer to the detailed cost estimate attached for further information.

Detailed descriptions of the solution/benefit of the Big Sandy PK-12 school project are listed below.

1. Structural Concerns: Existing structural concerns will be addressed with new construction that will meet all structural codes. Excessive snow will no longer compromise the structural integrity and student safety in the school.

2. Access Control and School Grounds Monitoring: This solution will have preschool, wood shop and all classrooms contained in one building. There will be significantly less than 54 exterior doors. Main entrances will be monitored by administrative staff throughout the day. All other entrances will have electronic locking devices that can be monitored from one location.

Tornado Risk: Since all classrooms will be contained in one building, there will be no modular buildings at risk to tornadoes. This is

extremely important in the plains of Colorado where tornadoes occur frequently.

**Safe and Secure Corridors:** This solution will provide (4) main corridors eliminating the current concern of corners and hiding places created by curving corridors. This will also limit the amount of administrators and staff members needed to monitor the building and increase student safety.

**3. Site Safety Issues:** Vehicular and Pedestrian Traffic safety issues will be addressed by separating bus and parent drop off areas. The new site will also allow for parking to be onsite, eliminating staff, students and visitors crossing a public road for access to the building.

The playground will be visible by several staff members in classrooms throughout the school day. Playground safety will be addressed with separated PK play areas as required for state licensing and a continuous perimeter fence around the exterior play area at the school.

**4. Fire Alarm:** A new building will meet current code requirements for fire alarm and notification. All fire alarm components will be addressable to inform fire fighters of the location of the fire within the building. The Event Notification System and public address system will provide code compliant notification throughout the building. The new school will be prepared for fire and student safety.

**5. Emergency Egress:** All emergency egress routes will be wheelchair accessible paths to a safe area of refuge or the public way. Handicapped students will no longer be relying on others to safely exit the building.

**6. Fire Separation:** The new building will be a non-combustible Type II-B building with fire sprinklers and all code required fire separations within the building.

**7. Plumbing Infrastructure:** Plumbing issues will be addressed with entirely new plumbing piping and fixtures. Water will enter at a single point of the building. Treatment will be provided to reduce the corrosive effects of hard water on the fixtures and provide piping that is less susceptible to the corrosive effects.

**8. Mechanical:** Adequate outdoor air ventilation will be supplied to all occupied spaces. Exhaust vents will be separated from all air intake locations on mechanical equipment as required by code. Indoor Air Quality will be improved for all building occupants compared to existing conditions.

**9. Electrical Safety:** All new electrical rooms will be code compliant and will have adequate service space, ventilation and emergency egress measures in place to provide safe working conditions. Adequate lighting and power will be provided for the needs of a 21st century learning environment with spare capacity for growth.

**10. Accessibility:** The new facility will meet all ADA requirements of new buildings providing convenient, accessible learning spaces for all students and staff.

**11. Daylighting in classrooms** will be optimized by orienting new classrooms with a north or south exposure, creating an even, constant natural light source. The use of daylighting aides will decrease the amount of energy used for lighting and increase student learning retention.

Acoustic control will be provided by limiting sound transmission between sensitive spaces. The ceiling tile will be improved to a .70 Noise Reduction Coefficient as dictated by LEED for schools. The new construction will control noise from the corridor and mechanical equipment. Spaces with higher transmissions of sound will be placed in isolated locations, including music, drama, and industrial arts.

**12. Science rooms:** Two new science labs with a shared prep room will accommodate junior high and high school students. The prep room will include a fume hood, emergency eye/wash and shower and necessary locking chemical storage. The prep and science rooms will meet all code requirements. Science rooms will have eye wash devices as well as appropriate acid resistant counters, casework, locking storage and hard surface flooring. Teachers will be able to supervise the entire classroom which is especially important for student safety in science class.

**13. Roof Replacement:** The new building will have new roof materials that will be in useful service for many years.

**14. Special Programs** will be centrally located providing easy accessibility and communication between staff. Educational programs such as science and art will flank the commons and the building will have one shared location for classes such as BOCES and special needs. The central location for these spaces allows for easy visibility and constant support from the adjacent administrative offices. Students won't feel excluded from the school when intervention is required.

15. LEED: The educational environment will provide new energy optimizing and water efficient HVAC equipment and plumbing fixtures. This will coincide with LEED gold standards and can become learning devices for students. Colors added to the building will be new, inspiring students and staff. Classrooms will have a variety of carpet and hard surface, allowing comfort and acoustic absorption and hard surface for wet area activities. This new, exciting, stimulating learning environment will be a reflection of the values of the students, staff and community.

#### **How Urgent is this Project:**

The urgency for Big Sandy School District is based on the immediate need to correct deficiencies outlined above that were uncovered in CDE's School Assessment Report and Master Plan process. The cost to replace the existing school facilities far exceeds the school district's maximum bonding capacity of \$2.9 million. Acquiring BEST grant funding is of vital importance for Big Sandy School District so that it may address current health, life safety, security, and academic needs as determined by CDE. The health, life safety, and security deficiencies identified are numerous. There is a roof structure that fails to meet minimum code requirements and requires immediate correction. Any snow storm can create a failure causing catastrophic injuries. There are significant safety issues that need to be corrected at the vehicular and pedestrian circulation at the main entrance to the building. Every day, children are at risk of injury. It is impossible to physically monitor all the exterior doors, let alone the main entrance doors, and no cameras exist to provide electronic surveillance. Pedestrians having unchecked access to modulars, wood shop, playgrounds and building entrances is a major safety concern. It only takes one unwanted person in the school to have a disaster. There is an urgent need to address life safety code violations including an incomplete and dated fire alarm, inadequate emergency exit paths, a complete lack of fire separation and fire suppression in the wood-framed portion of the building that houses most of the classrooms, the cafeteria, and the library, and ADA non-compliance in a significant majority of the building. Five classrooms are located in buildings separated from the main building requiring students to leave and reenter the buildings throughout any given school day. There are four classrooms that are less than the CCAB minimum size and need to be bigger to meet the educational needs of the students. The electrical rooms lack the space to add electrical panels in order to increase the power distribution within the school to meet current technology needs.

CDE's School Assessment report identified the need to repair \$9,708,586 worth of facilities deficiencies. It went on to identify \$10,624,100 in costs to correct educational suitability deficiencies. The total of the two costs cannot be met by the school district's maximum bonding capacity. These major issues cannot be corrected by current district capital monies. It is not wise to pass a bond to only fix some of the major issues in a facility that the majority of the education spaces should be replaced. It would be throwing good money after bad. The BEST program was established to "provide financial assistance to school districts, boards of cooperative services, and charter schools throughout the state that have difficulty financing new capital construction projects and renovating and maintaining existing facilities". BEST funding is the only viable means for Big Sandy School to continue to provide a high quality education for its students in a safe, healthy, and secure environment.

**What is the Cost Associated with this Issue:**      \$21,132,077

#### **How Does this Project Conform with the Construction Guidelines:**

Conformance with Public Schools Construction Guidelines

The proposed new PK-12 building shall conform to all CCAB Public Schools Construction Guidelines without exception.

Specific existing deficiencies that will be addressed include:

- 3.1. Sound building structural systems. Each building should be constructed and maintained with a sound structural foundation, floor, wall and roof systems. Local snow, wind exposure, seismic, along with pertaining importance factors shall be considered.
- 3.3. A continuous and unobstructed path of egress from any point in the school that provides an accessible route to an area of refuge, a horizontal exit, or public way. Doors shall open in the direction of the path of egress, have panic hardware when required, and be constructed with fire rated corridors and area separation walls as determined by a Facility Code Analysis.
- 3.5. A building fire alarm and duress notification system in all school facilities designed in accordance with State and Local fire department requirements.
- 3.8. An Event Alerting and Notification system (EAN) utilizing an intercom/phone system with communication devices located in all classrooms and throughout the school to provide efficient inter-school communications and communicate with local fire, police and medical agencies during emergency situations.
- 3.9. Secured facilities including a main entrance and signage directing visitors to the main entrance door. The main entrance walking traffic should flow past the main office area and be visibly monitored from the office either directly or via a video camera system. All other exterior entrances shall be locked and have controlled access. Interior classroom doors shall have locking hardware for lock downs and may have door sidelights or door vision glass that allow line of sight into the corridors during emergencies.
- 3.10. Safe and secure electrical service and distribution systems designed and installed to meet all applicable State and Federal codes. The electrical system shall provide artificial lighting in compliance with The Illumination Engineering Society of North America (IESNA) for educational facilities RP-3-00.
- 3.17. A facility that complies with the American Disabilities Act (ADA) providing accessibility to physically disabled persons.
- 3.18. A site that safely separates pedestrian and vehicular traffic and is laid out with the following criteria:
  - 3.18.1. Physical routes for basic modes (busses, cars, pedestrians, and bicycles) of traffic should be separated as much as possible from each other. If schools are located on busy streets and/or high traffic intersections, coordinate with the applicable municipality

or county to provide for adequate signage, traffic lights, and crosswalk signals to assist school traffic in entering the regular traffic flow. This effort should include planning dedicated turn lanes;

3.18.2. When possible, provide a dedicated bus staging and unloading area located away from students, staff, and visitor parking. Curbs at bus and vehicle drop-off and pick-up locations shall be raised a minimum of six inches above the pavement level and be painted yellow. Provide 'Busses Only' and 'No entry Signs' at the ends of the bus loop;

3.18.3. Provide an adequate driveway zone for stacking cars on site for parent drop-off/pick-up zones. Drop-off area design should not require backward movement by vehicles and be one-way in a counterclockwise direction where students are loaded and unloaded directly to the curb/sidewalk. Do not load or unload students where they have to cross a vehicle path before entering the building. It is recommended all loading areas have "No Parking" signs posted;

3.18.4. Solid surfaced staff, student, and visitor parking spaces should be identified at locations near the building entrance and past the student loading area;

3.18.5. Provide well-maintained sidewalks and a designated safe path leading to the school entrance. Create paved student queuing areas at major crossings and paint sidewalk "stand-back lines" to show where to stand while waiting. Except at pick-up locations, sidewalks shall be kept a minimum of five feet away from roadways. There should be well-maintained sidewalks that are a minimum of eight feet wide leading to the school and circulating around the school;

3.18.6. Building service loading areas and docks should be independent from other traffic and pedestrian crosswalks. If possible, loading areas shall be located away from school pedestrian entries;

The proposed PK-12 will be designed for compliance with the High Performance Certification Program and to achieve LEED-Gold. The design will focus on Optimizing Energy Performance, Water Efficiency and Indoor Environmental Quality credits which provide the greatest long-term benefits for the school, while minimizing the up front cost impact to CDE and the district.

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

Big Sandy School District is committed to every aspect of education, including its facilities. Our current facilities are clean, with fresh paint, and look attractive; however, the "meat and potatoes" of the facilities are in need of major renovation.

FY08 Maintenance Expenditures:

-Salaries \$146,589  
-Benefits 29,836  
-Purch Service 46,207  
-Supplies 123,064  
-Capital 1,379  
Total \$347,075

FY09 Maintenance Expenditures:

-Salaries \$127,499  
-Benefits 26,534  
-Purch Service 59,094  
-Supplies 125,277  
-Capital 0  
Total \$338,405

FY10 Maintenance Expenditures:

-Salaries \$129,238  
-Benefits 28,273  
-Purch Service 47,166  
-Supplies 110,412  
-Capital 0  
Total \$347,555

Capital Reserve Expenditures:

2005 \$ 12,010  
2006 116,395  
2007 206,598  
2008 74,563  
2009 44,885  
2010 31,435

We used to allocate approximately \$90,000 a year to the Capital Reserve Fund. With the new law changes because of the poor economy and the title of this fund changing, our board still feels it is appropriate to contribute to this fund all though this year we cut the contribution back to \$45,000.



It is our goal to continue contributing to the Capital Reserve Fund and increase the contribution with the savings from utilities and the decrease of higher immediate maintenance due to older buildings. Our goal will be to build up a reserve to be able to pay for major maintenance expenditures and for new buildings over the long term .

Big Sandy School District will provide for maintenance and upkeep of all the projects proposed within this application as per BEST regulations. The Capital Reserve Fund currently allocates approximately \$45,000 annually for ongoing building maintenance; when the economy turns around we will go back to our "normal" \$90,000 base allocation. An additional \$25,000 will be added annually to a line item called Capital Renewal Reserve (Fund)in the Capital Reserve Budget to build a savings of a minimum of \$300,000. This reserve will insure that we have the resources to do maintenance and replacement of BEST-funded facilities and equipment. Once the building systems are installed and operational, an appropriate scheduled maintenance plan will be developed and followed in order to ensure proper operation and increased longevity of all systems. This fund will continue to build in order to replace our existing building in the distant future.

We currently have no bond obligations and are completely debt free.

With a successful BEST grant application and bond election the school district will build a new PK-12 school with less square footage than the current building; this new building will utilize space much more efficiently than our current round pods and daisy chained additions. Our new school will allow the district to channel its resources away from the immediate health and safety needs that we lack the resources to fully fund. The annual utilities savings due primarily to energy efficient systems will allow for our maintenance budget to decrease with new HVAC systems, new plumbing and updated electrical systems, etcetera. These savings will allow for the additional \$25,000 to be placed in the new line item mentioned above.

We currently have 3 full-time custodians and 2 part-time custodians. We feel confident that these five people will be able to handle the maintenance and custodial needs in a new school. We will be able to better utilize the staff because all personnel will be working in one building. Staggering custodial and maintenance staff in one building has potential to increase savings by reducing overtime or the need to hire additional staff.

Our 3 full-time custodians have worked for the district for a total of 44 years and have many years left to serve our community. They bring a wealth of knowledge and experience as well as commitment to our district and its facilities.

The district will maintain its philosophy of holding in reserve funds to replace equipment and make necessary repairs. The current annual maintenance budget in addition to potential savings through efficiencies will meet the annual costs while providing a reserve for eventual repairs, replacements, and improvements. The board supports the necessity for the continual building of a maintenance reserve as a top priority.

Big Sandy School District is committed to the community, students, staff, and BEST guidelines, and we pledge to maintain these capital construction projects.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time, Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

The facility was originally build for the school district and has been occupied by the school district since contruction completion.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

\$25,000

**CDE Comments:**

THE DISTRICT SUBMITTED THEIR ORIGINAL GRANT FOR A NEW PK-12 WITHOUT SPORTS FIELD IMPROVEMENTS UTILIZING THE EXISTING LEASED FIELDS FROM THE TOWN. STAFF NOTED THIS WOULD REQUIRE THE STUDENTS CROSS A ROAD THAT WOULD NOW INCREASE IN TRAFFIC FLOW AND RECOMMENDED THE DISTRICT RECONSIDER THIS SOLUTION. THE DISTRICT REVISED THE APPLICATION TO INCLUDE SPORTS FIELDS UTILIZED DURING SCHOOL HOURS ON THE NEW SCHOOL SITE AND THE PROJECT WILL PROVIDE PEDESTRIAN CROSSING TO ACCESS THE ADJACENT FIELDS AFTER SCHOOL HOURS.

**Funded FTE Count:** 283.00  
**Assessed Valuation:** 14503316  
**PPAV:** \$51,194.00  
**Bonded Debt:** \$0.00  
**Total Bonding Capacity:** \$2,900,663.00  
**% of Bonding Capacity Used:** 0.00%  
**Bond Capacity Remaining:** \$2,900,663.00  
**Existing Bond Mill Levy:** 0  
**Who Owns the Facility:** District  
**If it's a 3rd Party Explain:**  
  
**Is the Facility in a Lease Purchase Agreement:** No  
**If a Charter School, Where will the Facility Revert To:**  
 NA

**Bonded Debt Approved:**  
**Year Bond Election Passed:**  
**Bonded Debt Failed:**  
**Year Bond Election Failed:**  
**2010 Bond Election Results:** NA  
**Median Household Income:** \$16,625.00  
**Free or Reduced Lunch %:** 49.32%  
**State Financial Watch:** No  
**Charter School Fund Balance:** NA  
**Charter Authorizer Letter:** No  
**Charter 3 Month Notice:** No  
**Charter Chartered for 5 Yrs:** No  
**Year Built:** 1950

**Current Grant Request:** \$20,520,581.00  
**Current Applicant Match:** \$3,066,293.00  
**Current Total Project Cost:** \$23,586,874.00  
**Previous Grant Awards:** 0  
**Previous Matches:** 0  
**Future Grant Requests:** 0  
**Future Matches:** 0  
**Total for all Phases:** \$22,463,690.00  
**Cost Per Pupil:** \$63,843.00  
**Cost Per Sq Ft:** \$269.00  
**Red Flags for Discussion:** None  
**Red Flags Explain:**

**Affected Sq Ft:** 83,412.00  
**Master Plan Completed:** Yes  
**CDE Minimum Match %:** 41  
**Actual Match % Provided:** 13  
**Was a Waiver Required:** Yes  
**Stautory Waiver:** Yes  
**FCI:** 58.56%  
**CFI:** 106.00%  
**Inflation:** 2  
**Historical Significance:** NA  
**Does this Qualify For HPCP:** Required

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## HOLYOKE RE-1J - Holyoke ES - ES & JrSrHS Roof Replacements

### School Name: Holyoke ES

|                              |             |
|------------------------------|-------------|
| Number of Buildings:         | 1           |
| All or Portion built by WPA: | No          |
| Gross Area (SF):             | 43,984      |
| Replacement Value:           | \$9,980,416 |
| Condition Budget:            | \$8,089,794 |
| Total FCI:                   | 81.06%      |
| Energy Budget:               | \$15,394    |
| Suitability Budget:          | \$2,600,900 |
| Total RSLI:                  | 3%          |
| Total CFI:                   | 107%        |
| Condition Score: (60%)       | 2.79        |
| Energy Score: (0%)           | 2.21        |
| Suitability Score: (40%)     | 3.70        |
| School Score:                | 3.15        |



**Q#110.4** - The roof covering is in poor condition with reported leaks. Score: 2

## HOLYOKE RE-1J - Holyoke Jr/Sr HS - ES & JrSrHS Roof Replacements

### School Name: Holyoke Jr/Sr HS

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 92,500       |
| Replacement Value:           | \$26,582,297 |
| Condition Budget:            | \$12,359,932 |
| Total FCI:                   | 46.50%       |
| Energy Budget:               | \$32,375     |
| Suitability Budget:          | \$2,425,600  |
| Total RSLI:                  | 26%          |
| Total CFI:                   | 55.7%        |
| Condition Score: (60%)       | 3.03         |
| Energy Score: (0%)           | 2.40         |
| Suitability Score: (40%)     | 4.27         |
| School Score:                | 3.53         |



**Q#110.4** - The roof covering is in poor condition with reported leaks. Score: 2

# CDE BEST FY11-12 Grant Application Summaries

|   |  |   |   |
|---|--|---|---|
| <b>Applicant Name:</b>                      | HOLYOKE RE-1J                                  | <b>Sort Order #:</b>                            | 133   |
| <b>County:</b>                              | PHILLIPS                                       | <b>Applicant Priority #:</b>                    | 3   |
| <b>Project Title:</b>                       | ES & JrSrHS Roof Replacements                  |   |   |
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fire Alarm            | <input type="checkbox"/> Roof                   | <input type="checkbox"/> Water Systems      |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting              | <input type="checkbox"/> School Replacement     | <input type="checkbox"/> Window Replacement |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA                   | <input type="checkbox"/> Security               | <input type="checkbox"/> New School         |
| <input type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> HVAC                  | <input type="checkbox"/> Facility Sitework      | <input type="checkbox"/> LandPurchase       |
| <input type="checkbox"/> Energy Savings     | <input checked="" type="checkbox"/> Renovation | <input type="checkbox"/> Project Other Explain: |   |

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

The series of BEST Cash Grant applications submitted on behalf of the Holyoke School District represents the values of the community, a thorough assessment of the current structures, and an understanding of life/safety issues that should be addressed immediately.

As a result of the Master Plan process, the District was able to determine that while both schools are over 50 years old, they are structurally sound and are viable buildings with the appropriate attention. The 2010 mill levy override was passed to keep the schools viable for the next 10 to 15 years at which time the District would have the bonding capacity to address further concerns.

Holyoke Elementary School is a 47,200 square foot, single story, brick building built in 1954 with additions in 1966, 1972, 1978 and 1998.

The HVAC, electrical and lighting systems in the Elementary School are original equipment and well past their expected life and in danger of failing. Recent below-zero weather caused the school to close due to classroom temperatures. Poor ventilation and excessive levels of carbon dioxide create an overall poor learning environment.

Most classrooms have two electrical outlets, one on each side of the room. Today's educational environment requires multiple outlets for basic teaching and learning functions. The current solution is to stretch extension cords everywhere which is not approved by the State Fire Safety Inspector.

The 1950s building has many safety concerns including a need for a fully-addressable fire alarm system and controlling the access to the building, both necessities for a safe and secure school in today's day and age.

The roof had its last major work in 1991. With warranties expired, the District has been paying for patching and sealing on an annual basis and still fights leaks in classrooms and hallways. Leaks are difficult to locate with the remodeled false ceiling.

Another issue at the Elementary School is the unsafe bus drop-off area. All parent, pedestrian and bus traffic unloads on the same stretch of curb in the front of the school. One immediate solution identified is to separate parent and bus traffic.

Holyoke Junior/Senior High School is an 119,400 square foot, single story building. The original high school gymnasium was built in 1950. The remainder of the High School was built in 1975 and the Junior High addition was completed in 1998.

Security is also an issue for the Junior/Senior High School because it was designed to allow for easy access to the public areas (gym and auditorium) creating difficulty in monitoring. Improvements are needed in the camera system, emergency all-call system, and with the visibility in the front office to improve the safety of students.

The roof covering the 1975 section of the building is in poor repair. Water pools up to one foot deep in areas and the entire roof has already been coated once requiring a total replacement of the roof. Leaks are frequent and significant damage to the ceiling is eminent.

The front of the Junior/Senior High School has traffic congestion similar to the Elementary School. Students exit in same location as the bus loading area, parent pickup and the student parking lot. The bus drop-off area needs to be relocated away from the front doors and the student parking lot.

The Facility Master Planning process and mill levy override election engaged the staff and community revealing a strong community value to get the most out of the existing facilities. Therefore, the District has prioritized projects to address critical life/ safety issues with support from the BEST Cash Grant program.

The Holyoke Community is supporting the projects with an additional mill levy override, yet it is still insufficient for the District's priorities. BEST grants are the only means for the District to address the schools' most critical life safety issues to provide a safe and secure environment for its students and staff.

## **Issue: Renovation**

### **Deficiencies Associated with this Issue:**

Overview: The proposed scope addresses the Elementary and High School roofs, which are currently beyond their useful life. Both are leaking in many locations and existing exterior roof drains fail to route water away from the building. The moisture accumulation from leaks has the potential to produce mold growth in the interior of the building, compromising indoor air quality and creating health problems. The two schools in Holyoke School District fail to meet minimum standards necessary for a safe and secure environment. As part of Holyoke School District's phased plan to provide improvements to bring the current facilities up to current standards, this application includes work within the first phase which addresses the District's urgent needs with respect to life safety and replacement of critical systems that are currently beyond their expected useful life. Further definitions of these deficiencies are identified in the 2010 CDE Final School Assessment Report for Holyoke School District and in The Facility Assessment Review Comments from The Neenan Company documents submitted in this application.

Per CDE's statewide facility assessment, Holyoke School District's facility condition index (FCI) is approximately 80% and Colorado Facility Index (CFI) average is 108% for the Elementary School. The Junior/Senior High School's FCI is approximately 46% and CFI average is 56%. The Neenan Company's detailed assessment review per Holyoke School District's BEST master plan shows the deficiencies to be less severe than the state assessment, with a facility condition index (FCI) of approximately 21% and Colorado Facility Index (CFI) average of 69% for the Elementary School and an FCI of approximately 26% and CFI average of 50% for the Junior/Senior High School, illustrating that renovation of the existing facilities is the most prudent solution. Refer to Section 3 of the Master Plan for further information.

### **Deficiencies:**

Leaking Roofs- Roofs at both the Elementary and High Schools are beyond their expected useful life spans and are experiencing leaking and frequent and expensive patch repairs. The existing Elementary School roof needs replacement per the Facilities assessment, photos, and attached roof report. The current roof was installed in 1997. It has standing water and numerous leaks. Water stains are visible on ceiling tiles and leaks have led to carpet replacement, relocating classes temporarily, and water on the tile cafeteria floor, necessitating more supervision and re-routing students during the lunch hour. The moisture accumulation in the interior of the building from leaks causes health concerns with mold, compromising indoor air quality. The Junior/Senior High School needs replacement of 70,000 SF of the flat, High School portion of the roof, per the Facilities Assessment, photos, and attached roof report. The current membrane roof was installed in 1998 and an elastomeric coating applied over it in 2000. The visible, white elastomeric roof coating has deteriorated and peeled in numerous locations, resulting in numerous leaks in hallways and common areas, where water stains are visible on ceiling tiles. Temporary fixes had to be arranged to stop leaks onto the gym floor during a volleyball game in Fall 2010. The moisture accumulation in the interior of the buildings from leaks also causes health concerns with mold, compromising indoor air quality.

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

Solution: Recommendations to Correct Deficiencies

The proposed solution is part of Holyoke School District's first phase (a 10-year plan) to address the District's urgent needs with respect to life safety and replacement of critical systems that are currently beyond their expected useful life. This solution most effectively addresses replacement of critical systems beyond their expected useful life.

A detailed description of the solution/benefits that would result from the repairs is listed below:

Roof replacement - Existing worn out and deteriorating membrane roofing systems on both the Elementary and Junior/Senior High Schools will be removed and replaced. A 60-mil EPDM membrane roofing system will be installed over the entire existing Elementary School, totaling 47,200 SF. The 20-year plan for the Elementary School includes interior renovations and additions to the building, which drove the decision to propose a 15-20 year roof solution for this building. The roof will be due for replacement at the time the additions are to be constructed, allowing a new, seamless roof to be installed over the entire facility at that time. A 3-layer built-up roofing system will be installed at the High School portion of the existing Junior/Senior High School, totaling 70,000 SF. The 20-year plan for the Junior/Senior High School includes only interior renovations and no additions, which drove the decision for a longer term 30-year warranted roofing solution at this school. Upon a detailed inspection of the roofs to be replaced, it was found that the existing rigid insulation below the roofing membrane is deteriorating in many areas. Where insulation is replaced due to failure of the existing materials, new R-20 rigid roofing insulation will be installed in order maintain compliance with current codes, and will contribute to energy savings and improved thermal comfort within the interior spaces of the schools.



## How Urgent is this Project:

### Urgency

The urgency of this application for Holyoke School District is based on deficiencies identified in the 2010 Facility Assessment Report and in Section 4 of the BEST application, as identified by the Master Planning team. A mill levy override was passed in November 2010, which will generate additional revenue for ten years in order to provide funding to address the most critical items from the 10-year solutions developed during the Master Plan process, as well as key technology upgrades to make the buildings suitable for students for the next decade or longer until such time the community can approve a bond question. The identified deficiencies substantially exceed the revenue stream from the mill levy override. If the District does not receive the BEST grant funding, it will be forced to prioritize among a list of critical life safety items, resulting in an up to 10-year delay for many of the projects. The longer the delay of these critical improvements, the more likely the District will encounter serious safety issues. Further delaying the replacement of critical systems that are far beyond their useful life will result in costly repairs which only provide a Band-Aid to the problem.

Currently, as identified in the deficiencies, the existing roofing system on both the Elementary and Junior/Senior High Schools are beyond their lifespans and in a constant state of repair. Failure of the roofing systems would threaten to compromise the integrity of the school structures. Moisture accumulation in ceiling tiles from roof leaks has the potential to produce mold growth in the interior of the building, compromising indoor air quality and creating potential health problems.

BEST grant funding is the only viable means for Holyoke School District to continue to thrive in facilities that meet minimum health and life safety needs as determined by CDE. Funding from this grant will allow Holyoke School District to replace critical systems that are currently beyond their expected useful life.

**What is the Cost Associated with this Issue:** \$1,540,134

### How Does this Project Conform with the Construction Guidelines:

The existing schools will only be renovated and improved to meet Public Schools Construction Guidelines with respect to the specific systems being improved within this scope of work. Areas of the schools and sites not included in the scope of these improvements will remain as is and may or may not comply with Public Schools Construction Guidelines. Further upgrades to address issues of non-compliance within the existing buildings will be considered as part of the 20- and 30-year plans for the Holyoke School District.

Included in this application is the replacement of the existing Elementary School and Junior/Senior High School roofs. Regarding Section 3 of the Public Schools Construction Guidelines, the existing buildings are not required to meet LEED Gold certification requirements per the following guidelines of the CDE

HPCP program outlined in the BEST application:

-The project includes no HVAC upgrades.

•The increased initial cost resulting from the HPCP cannot be recouped by decreased operational costs within 15 years.

•The cost of the renovation projects does not exceed 25% of the current values of the buildings.

As there are many areas within the existing roof where insulation is degraded, the existing insulation will need to be removed and new rigid insulation will be installed. All new roof insulation will be installed in accordance with the current International Energy Conservation Code within the scope of this project, which will greatly improve the energy efficiency of the existing building.

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

The Holyoke School District operates with a general fund totaling \$ 5,145,273 and is committed to all aspects of providing a quality education. For Fiscal Year 2011, the District has allocated \$441,805 to operations and maintenance, which accounts for 41% of all discretionary spending.

For Fiscal Year 2011, the District has budgeted \$180,000 of general fund money for capital projects which equates to \$310 per student, which exceeds the former required transfer. Even in times of declining enrollment and decreased state funding, the District has made it a priority to protect the capital projects budget. Audited financials demonstrate a long-held commitment to capital projects: FY10 - \$309,129; FY09 - \$876,140; FY08 - \$648,330; FY07 - \$208,755; FY 06 - \$274,368. However, it is clear that \$180,000 is not sufficient for meeting all needs identified in the Master Plan.

In November of 2010, voters approved a mill levy override for ten years that will generate about \$200,000 per year, bringing the available funds for capital projects to about \$380,000 per year for the next ten years before the override sunsets. At our current student population, this amount equates to \$650 per student. It is the intent of the Board and the voters to address facility issues over the next ten years which will require a match through the BEST program.

While the combination of the capital projects budget and mill levy override is a substantial investment in the facilities, it cannot meet the needs identified in the Master Plan for the next ten years. Because the override sunsets, there is no guaranteed funding available for ongoing replacements of any new work completed as a result of this override and potential BEST grant. In order to set aside enough funds to replace all purchases included in the five grants twenty years from now, the District would need to set aside



an additional \$340 per pupil for such purpose. As the Master Plan indicates, in order to meet the 20 year needs or replacement of any upgrades completed at this time will require the passage of a bond after the current debt service is complete in 2020. Therefore, a successful grant application will allow the school to meet its immediate needs until such time when the district is able to pass a bond.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time. Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

The two primary educational buildings are the Holyoke Elementary School and the Holyoke Junior/Senior High School. The Elementary School was originally built in 1956 with additions in 1966, 1972, 1978, and 1998. The existing auxiliary gym at the Junior /Senior High School was constructed in 1956 and remains a part of the school. In 1978, the High School building was constructed, and the addition of the Junior High School was completed in 1998.

The School District and community are determined to make sure they get the most value out of the buildings they have, and make sure the community's money is spent wisely. A Master Plan was created to assist the District in evaluating if it is valuable to continue to improve their existing buildings, or if it is more prudent to construct new facilities. The conclusion of the master plan study was that the facilities can be upgraded, they are structurally sound and functional, and it is economically valuable to invest in the current facilities based on a detailed cost analysis of renovation vs. new (refer to the attached Master Plan document for additional information).

While the conclusion is clear that improvements to the existing facilities are more economically viable than replacement of the facilities, there are a multitude of issues within the aging existing buildings that greatly compromise student health and safety. Holyoke School District has devised a phased plan to provide improvements to bring the current facilities up to current standards. The first phase (a 10-year plan) addresses the District's urgent needs with respect to life safety and replacement of critical systems that are currently beyond their expected useful life. This application specifically addresses the Elementary and High School roofs, which are currently beyond their useful life. Both are leaking in many locations and existing exterior roof drains fail to route water away from the building. The moisture accumulation from leaks has the potential to produce mold growth in the interior of the building, compromising indoor air quality and creating health problems.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

NA

**CDE Comments:**

HOLYOKE'S 5 APPLICATIONS ARE ALL BASED ON A LONG RANGE MASTER PLAN FOR FACILITY IMPROVEMENTS. THE DISTRICT HAS SEPARATED AND PRIORITIZED PROJECTS FROM THEIR 5-10 YEAR PROJECT LIST. RELATIVE TO THE CDE FACILITY ASSESSMENT, THE DISTRICT'S MASTER PLAN DETERMINED A MUCH LOWER FCI (21%) AND CFI (69%) FOR THE ELEMENTARY SCHOOL BASED ON ACTUAL LONG-TERM PROJECT OPTIONS. THE HIGH SCHOOL WAS ALSO DETERMINED TO BE LOWER, AT 26% (FCI) AND 50% (CFI).

|  |                |                                     |             |
|--|----------------|-------------------------------------|-------------|
| <b>Funded FTE Count:</b>                                       | 566.00         | <b>Bonded Debt Approved:</b>        |             |
| <b>Assessed Valuation:</b>                                     | 44566430       | <b>Year Bond Election Passed:</b>   |             |
| <b>PPAV:</b>   | \$78,753.00    | <b>Bonded Debt Failed:</b>          |             |
| <b>Bonded Debt:</b>  | \$1,950,000.00 | <b>Year Bond Election Failed:</b>   |             |
| <b>Total Bonding Capacity:</b>                                 | \$8,913,286.00 | <b>2010 Bond Election Results:</b>  | NA          |
| <b>% of Bonding Capacity Used:</b>                             | 22.00%         | <b>Median Household Income:</b>     | \$16,316.00 |
| <b>Bond Capacity Remaining:</b>                                | \$6,963,286.00 | <b>Free or Reduced Lunch %:</b>     | 43.80%      |
| <b>Existing Bond Mill Levy:</b>                                | 4.25           | <b>State Financial Watch:</b>       | No          |
| <b>Who Owns the Facility:</b>                                  | District       | <b>Charter School Fund Balance:</b> | NA          |
| <b>If it's a 3rd Party Explain:</b>                            |                | <b>Charter Authorizer Letter:</b>   | No          |
|  |                | <b>Charter 3 Month Notice:</b>      | No          |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No             | <b>Charter Chartered for 5 Yrs:</b> | No          |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                | <b>Year Built:</b>                  | 1953, 1975  |

NA

|                                    |                       |                                    |                       |
|------------------------------------|-----------------------|------------------------------------|-----------------------|
| <b>Current Grant Request:</b>      | <b>\$982,606.00</b>   | <b>Affected Sq Ft:</b>             | 117,200.00            |
| <b>Current Applicant Match:</b>    | <b>\$711,541.00</b>   | <b>Master Plan Completed:</b>      | Yes                   |
| <b>Current Total Project Cost:</b> | <b>\$1,694,147.00</b> | <b>CDE Minimum Match %:</b>        | 42                    |
| <b>Previous Grant Awards:</b>      | 0                     | <b>Actual Match % Provided:</b>    | 42                    |
| <b>Previous Matches:</b>           | 0                     | <b>Was a Waiver Required:</b>      | N/A                   |
| <b>Future Grant Requests:</b>      | 0                     | <b>Statutory Waiver:</b>           |                       |
| <b>Future Matches:</b>             | 0                     | <b>FCI:</b>                        | 63.78%                |
| <b>Total for all Phases:</b>       | <b>\$1,540,134.00</b> | <b>CFI:</b>                        | 81.35%                |
| <b>Cost Per Pupil:</b>             | <b>\$2,683.00</b>     | <b>Inflation:</b>                  | 2                     |
| <b>Cost Per Sq Ft:</b>             | <b>\$13.00</b>        | <b>Historical Significance:</b>    | Yes-Granted Exemption |
| <b>Red Flags for Discussion:</b>   | None                  | <b>Does this Qualify For HPCP:</b> | Not Required          |
| <b>Red Flags Explain:</b>          |                       |                                    |                       |

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## Free Horizon Montessori Charter School - PK-6 Renovations

### School Name: Free Horizon Montessori Charter School

|                              |             |
|------------------------------|-------------|
| Number of Buildings:         | 1           |
| All or Portion built by WPA: | No          |
| Gross Area (SF):             | 29,700      |
| Replacement Value:           | \$6,035,673 |
| Condition Budget:            | \$2,426,421 |
| Total FCI:                   | 40.20%      |
| Energy Budget:               | \$0         |
| Suitability Budget:          | \$3,531,800 |
| Total RSLI:                  | 29%         |
| Total CFI:                   | 98.7%       |
| Condition Score: (60%)       | 3.19        |
| Energy Score: (0%)           | 2.50        |
| Suitability Score: (40%)     | 2.87        |
| School Score:                | 3.06        |



**Q#34** - No the water only drains away from the building at certain places. Score: 2 **Q#168** - Telephone system is digital, its components are in good condition and has a good performance. Score: 4

# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** FREE HORIZON MONTESSORI CHARTER SCHOOL

**Sort Order #:** 132

**County:** JEFFERSON

**Applicant Priority #:** 1

**Project Title:** PK-6 Renovations

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

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

Free Horizon Montessori is a Jeffco Public Charter School serving children in preschool through 8th grade. We opened in 2002 in a strip mall with 120 students. Over the next 4 years, enrollment grew exponentially, necessitating a move to a larger facility. FHM moved to our current location under a lease agreement in the fall of 2006 in order to allow enrollment growth and increase capacity for purchasing a permanent facility. We completed the purchase of this facility and an adjacent tract of land in 2010, permitting us to finance the first of two planned facility expansions, adding 5,000 square feet of classroom, restroom, office, and storage space. At the same time, we completed many enhancements to the original building addressing some needs outlined in FHM's School Assessment Report, including:

- Incorporating natural light by installing windows in 2 exterior classrooms and solar tubes in 2 interior classrooms, our library, and cafeteria
- Mounting signage on our building near our front entrance; Adding bicycle storage rack; Enlarging our administrative office area to include a dedicated clinic with running water, special education classroom, larger special education office, & more
- Launching a new school website with enhanced security features and a plan for interfacing with the district's student database system starting in 2011-12.

As a Montessori school, our classrooms house a variety of hands-on manipulative materials. Freedom of movement within the classroom and the ability to work at tables or on the floor are cornerstones of Montessori instructional practices, thus spacious classrooms are essential in delivering a quality Montessori program. Outdoor environments that extend the classroom allow students to engage with nature, bringing greater context and experience to their learning. While we have playgrounds, we need additional outdoor spaces, including a regulation size athletic field and running track, outdoor classroom, community gardening areas, and natural ecosystems for exploration in order to bring the full scope of our Montessori philosophy and curriculum to fruition.

Our enrollment has grown more than 40% in the past 3 years, and we continue to have long waiting lists. Current 2011-12 enrollment shows 12% growth over this year. We will open our middle school program during the 2011-12 school year as well, bringing additional facilities needs to the forefront as described below.

We looked to several sources when determining the scope of our facility expansion needs, including our Instructional Coordinator, who has experience teaching and designing curriculum for Montessori middle school programs, and the CDE School Assessment Report. The Report and CCAP Schools Facility Construction Guidelines have guided our planning to meet our long-term facility needs while remaining a fiscally sound organization, including:

- At 2.19, FHM had the 2nd lowest Facility Suitability Score in the entire Jeffco Public Schools district. Only Longview High School, a small alternative program that employs four teachers serving approximately 50 students a year, scored lower
- At 3.19, FHM's Condition Score was in the bottom 15% of Jeffco's 165 schools
- At 100.7% CFI, FHM had the 8th worst score. Of the bottom 10, 4 are charter schools and 2 are district alternative schools serving at-risk students, indicating that non-traditional schools have greater need than typical schools within Jeffco for addressing facilities needs.

Our comprehensive maintenance program serves us well in extending the useful life of many systems in our original building. It is time to replace the HVAC system and address site needs in order to protect our facility investment and complete the final planned facility expansion so that we can better serve all students at FHM. We hope to partner with the BEST program to address our long-term facilities needs and position FHM to move forward using best facilities practices.

**Issue: Addition**

### Deficiencies Associated with this Issue:

NO GYMNASIUM – Our school does not have a gymnasium, so PE classes must be held outdoors. While this works well on days

with warm weather, we run into problems when it is snowing, below 20 degrees outside, or when there is standing snow on the ground or other weather factors. On such days, PE is currently held in either the cafeteria or our multi-purpose area. The challenges with these spaces include unsafe flooring material for many physical activities as well as the fact that the multi-purpose area is also used for our foreign language classes, held during the same times as PE. Neither of the indoor PE spaces available have safety wall coatings.

**NO FOREIGN LANGUAGE CLASSROOM** – This program is currently housed in a wall-less classroom area of our multi-purpose area. Located near two main school hallways, distractions abound making it difficult for students to focus on instruction and class activities. In addition, there are days when PE is held in the same area, making concentration nearly impossible.

**NO PLACE FOR MIDDLE SCHOOL PROGRAM** – Due to our classroom spaces being maximized within our existing building, our middle school program must be housed in a temporary building. The temporary building does not have plumbing, requiring staff and students to carry in clean water and collect and carry out grey water. Further, they must come to the main building to use the restroom. Finally, access to technology in the temporary building is limited.

**INADEQUATE MUSIC CLASSROOM** – While we do have a small classroom, it is both too small and lacks soundproofing. At approximately 500 square feet, the music classroom is not in compliance with minimum classroom space requirements. Further, classes must divide into smaller groupings in order to attend music classes, increasing operating expenses over what would be incurred if full classes could attend music classes together. The music classroom does not have any soundproofing materials, thus sounds from class can be heard throughout our school whenever music classes are in session, creating distractions for children in regular classrooms.

**NO SCIENCE LAB** – With the addition of our middle school comes the need for a dedicated science lab in order to comply with CDE requirements for safe and secure chemical storage, emergency shower/eyewash, wet student work stations and adequate instrumentations.

**INADEQUATE ART CLASSROOM** – This classroom is also approximately 500 square feet, requiring smaller classroom groupings. Wall surfaces in the art classroom do not comply with CDE guidelines.

**Proposed Solution to Address the Deficiencies Listed Above:**

Completing our facility expansion will address our long-term facilities needs by:

- Creating a gymnasium that includes storage area for equipment, changing rooms, and appropriate safety surfacing.
- Creating a music classroom with proper sound mitigation. This classroom would be elevated and adjacent to the gymnasium, allowing the creation of a performance space by utilizing a movable wall system between the elevated music classroom and gymnasium. The larger space will also allow full classes to attend music together.
- Creating two classrooms for foreign language instruction.
- Creating a science lab and science prep area to be used by all students in our school, built to specifications appropriate for full middle school science program, including chemistry.
- Creating a full facility to house our middle school program, including classrooms, restrooms, lockers, food preparation area, administrative offices, small group classrooms, etc. This facility will be built addressing 21st Century technology.
- Combining the current music and art classrooms into one larger classroom to be used for art, allowing full classes to attend art at the same time.

**How Urgent is this Project:**

This is an immediate, highly urgent need. Our current students do not have maximum access to full programming due to facility deficits and our middle school must be housed in a temporary building. This is not just a facility space issue, but also makes our existing parking problem worse by taking up approximately 25% of our parking spaces with the temporary building. Additionally, the temporary building has no plumbing, thus students and staff must carry in clean water and carry out grey water as well as come into the main building to use the restrooms.

**What is the Cost Associated with this Issue:**      \$4,110,498 (includes site work)

**Issue:** HVAC

**Deficiencies Associated with this Issue:**

The HVAC system in use in the original portion of the building is original to when the building was constructed in 1988. According

to the CDE School Assessment Report, “The system age is beyond expected life and showing signs of deterioration. The system may be in service and functioning but it is recommended to be replaced due to increased condition budget and the potential failure of components. The system was installed in 1988. It has a 15-year service life. However, in the assessment, it was found to be currently deficient.”

Further, the indoor air quality in our school is below standard. As noted in the CDE School Assessment Report, “The level of carbon dioxide is fair, as measured at time of visit, being between 917 ppm and 1,020 ppm.” The ASHRAE standard is 770 ppm.

Evidence of deficiencies include some classrooms being too hot while others being too cold. Some classroom spaces have thermostats from two HVAC units, creating competing heating and cooling cycles and wasting energy. Because the building was originally built as a call center and ductwork was not significantly improved or altered during our construction to convert to classrooms, the overall system is inefficient in addition to ineffective.

**Proposed Solution to Address the Deficiencies Listed Above:**

The HVAC system in the entire original portion of the building will be replaced. Included in the scope of work is relocating ductwork in order to facilitate efficient and effective heating and cooling, re-allocating thermostats and building zones to facilitate most efficient and effective use of systems.

**How Urgent is this Project:**

Given that the expected life of our current HVAC system expired eight years ago and the system is showing signs of deterioration, the need is urgent. By scheduling and facilitating the replacement, we can avoid potential school closures due to a system failure while simultaneously increasing energy efficiency and decreasing HVAC operating costs.

**What is the Cost Associated with this Issue:**        \$175,000

**Issue: Site Work**

**Deficiencies Associated with this Issue:**

**DRAINAGE** – We currently have a drainage issue and problem with an on-site detention pond. We have been approached by both the owners of property to the north as well as the City of Golden regarding this issue. Further, the drainage issue causes a buildup of ice during the winter and standing water in the summer. The standing water grows slime, mold, and attracts insects. Both the ice and standing water pose danger to our students, staff, and parents.

**PARKING LOT & ROADWAYS** – Our current parking lot does not have enough spaces for all staff, let alone adequate spaces for visitors. In addition, congestion and traffic during drop-off and pick-up periods cause back ups on adjacent streets, interfering with traffic bound for other surrounding businesses. By extending the parking lot and moving the access point to the edge of our property, we can increase parking spaces as well as alleviate traffic on Corporate Circle during high-traffic times of day. The condition of the current lot is also poor and in need of repair and repainting.

The traffic line for student drop-off and pick-up runs the length of our parking lot along our school. The roadway needs to be repaired and lengthened as we expand our facility in order to increase safety of students during drop-off and pick-up as well as alleviate traffic along adjacent roads.

**LANDSCAPING** – The majority of the landscaping on the property was installed when the original building was erected in 1988. Some of the trees and shrubs are in poor health and need to be removed with drought tolerant specimen replacing them. The irrigation system needs frequent repairs during the summer months and needs to be replaced. Further, we need to plant trees to serve as sound and wind buffers to block the noise of I-70, which runs parallel to our elementary playground.

**ELEMENTARY PLAYGROUND, OUTDOOR CLASSROOM, COMMUNITY GARDENS, BASKETBALL COURT, LABYRINTH, ARCHAEOLOGICAL DIG AREA, ATHLETIC FIELD & RUNNING TRACK** – Our elementary playground is currently located in the space where our facility expansion will be. We need to move it to the adjacent land, and improve the uses to include resources listed above.

**COMMUNICATION & SECURITY** – Our phone system is outdated and inadequate for our current use. We have several classroom spaces without telephones, a violation of CDE guidelines and a safety hazard. Without a telephone, teachers and students in those rooms cannot hear announcements, including those announcing inclement weather, lock-down, or lock-out drills. In addition, we do not have a central clock or bell system in place.

**Proposed Solution to Address the Deficiencies Listed Above:**

Mitigating the water drainage and detention pond deficiencies will bring our property into compliance with the City of Golden as well as alleviate issues for our down-slope neighbor. Further, this work will enhance safety for everyone by eliminating the risk of slipping on ice or in slimy, stagnant standing water on and adjacent to the walkways.

Moving our parking lot entrance to the southeast corner of our property will elongate both the parking lot and the driveway for



student drop-off and pick-up. This will increase student safety as well as alleviate traffic on adjacent roads. Additional on-street parking with access to the crosswalk without having to cross the traffic line will also be created. Repairing, sealing, and re-painting the parking lot will clearly designate direction of traffic flow, delineate parking spaces, clearly mark designated handicapped spaces, and provide appropriate crosswalk markings.

As we complete our facility expansion, addressing long-term landscaping and irrigation needs will alleviate heat island effects as well as create an aesthetically pleasing, beautiful, and welcoming exterior environment.

Similarly, moving the playground to our recently purchased land provides an opportunity to create a full outdoor environment appropriate for playing and learning. With the addition of our middle school program comes the need for additional types of outdoor spaces. Incorporating a basketball court, athletic field, and running track gives adolescents places to be active during outdoor times as well as creates opportunities for participation in school and intramural sports. Building an outdoor classroom ties in with our Montessori model of connecting children with the natural world and provides an alternative learning space for all children in our school. Community gardens allow children of all ages throughout our school to work together toward growing and harvesting plants and supports studies in botany, entomology, ecology, and nutrition. An archaeological dig area helps learning come alive as teachers create opportunities for exploratory learning in history, zoology, archaeology, geology, and more.

Installing a new phone system designed to handle the demands of all staff at our fill capacity will ensure that all classrooms have access to communications. The system will provide separate ring and voice mail lines for teachers, allowing parents to leave messages for their child's teacher without interrupting class. An integrated clock and bell system will ensure classes begin and end on time and provide an avenue for making announcements in the event that the phones are down.

#### **How Urgent is this Project:**

While we can get by without making these changes immediately, it makes sense to complete them at the same time that we complete the facility expansion. This helps maximize resources, including construction and grading equipment. In addition, most of these issues were identified in the CDE School Assessment Report as recommended for replacement in 3-5 years. Given that the survey was conducted in 2009 and the project is projected to be complete in 2012, the timing is appropriate and follows recommendations in the CDE School Assessment Report.

**What is the Cost Associated with this Issue:** \$4,110,498 (includes addition)

#### **How Does this Project Conform with the Construction Guidelines:**

The projects encompassed in the scope of this grant proposal will address the following guidelines (with the portion of the project applicable in parentheses):

3.4 – A potable water source and supply system (middle school facility; no running water source in temporary building)

3.11 – Safe and efficient mechanical system that provides proper ventilation, and maintains building temperatures and relative humidity in accordance with the most current version of ASHRAE 55. (original building HVAC system replacement & ductwork revamping)

3.12 – Healthy building indoor air quality (original building HVAC system replacement & ductwork revamping)

3.15 – Safe laboratories, shops and other areas storing paints or chemicals (building addition – science lab & science prep room)

3.18 – A site that safely separates pedestrian and vehicular traffic (site work parking lot & entrance restructuring, repair, and repainting)

4.10 – Elementary schools shall provide exciting learning environments... Acoustical materials to reduce ambient noise levels and minimize transfer of noise between classrooms, corridors, and other learning areas should be utilized to create a learning environment that focuses on student attention (building addition – soundproofed music classroom, foreign language classroom, gymnasium)

4.10.2 – Preschool and kindergarten classrooms with dedicated bathrooms (restrooms added to room 115 at time of facility expansion)

4.10.5 – Classrooms should...provide 35 square feet/student with a minimum classroom size of 600 square feet (new music classroom, enlarged art classroom, foreign language classroom) Classrooms should...have conditioned and well ventilated air, and provide all the necessary equipment, technology, infrastructure, and storage to support the intended educational program (HVAC replacement in original building, new building middle school program)

4.10.6 – Band/vocal music room with high ceilings, and acoustical wall coverings (new music classroom)

4.10.7 – Art room with ample storage cabinets and counter sinks. Finish materials in art classrooms shall be smooth, cleanable, and nonabsorbent (expanded art classroom)

4.10.11 – Cafeteria/multipurpose room to support the school and community. Ceiling heights shall be higher in these areas and daylight shall be incorporated. A tiered stage for school productions shall be included. The tiered stage shall be provided with basic theatrical lighting and sound system (new music classroom, new gymnasium)

4.10.12 – Small gym with basketball court, volleyball sleeves and standards, safety wall wainscoting and fiberglass adjustable basketball backstops (new building – gymnasium)

4.11.4 – Middle school classrooms should...provide 32 square feet/student with a minimum classroom size of 600 square feet (new building – middle school)

4.11.8 – Science lab with teaching demonstration table, emergency shower/eyewash, wet student work stations, and equipped with adequate instrumentation (new building – science lab and science prep room)

5.1.5.1 – Provide preferred parking totaling 5% of total parking spaces for carpools, vanpools, or low emission vehicles (site work – parking lot)

5.1.5.3 – Elementary schools and middle schools – 3 spaces per classroom (site work – parking lot)

5.1.5 – Facilities that utilize existing sites, buildings, and municipal infrastructure

5.1.20 – Landscape school optimizing drought tolerant trees and plantings that reduce heat island effects (site work – landscaping)

**How Does the Applicant Plan to Maintain this Project if it is Awarded:**

Free Horizon Montessori's financial practices include a healthy amount of reserve funding. We have built our reserves from 3% to 7% over the past four years in anticipation of facility repair and replacement costs, knowing that we are occupying a facility built in 1988. Even in the face of decreasing Per Pupil Revenue, we are committed to gradually increasing our reserves to between 15% and 20% so that we can grow the capital reserves budget for building maintenance and replacement of items as needed.

In order to build this capital reserve account, we will expand our tuition-based preschool program by 25%. This program currently brings in \$580,000 annually.

These reserve funds can be used, along with the maintenance and repair line item funds from the annual budget, to address facility maintenance, repair, and replacement needs as they arise.

Our Facility Manager will incorporate new facilities completed through funding from this grant into the overall scheduled maintenance plan in order to maximize the useful life of systems and materials.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time, Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

Free Horizon Montessori opened in 2002 in a leased facility located in a strip mall near 20th Avenue and Youngfield Street in Golden. This facility currently houses the Rocky Mountain Deaf School.

Due to rapid growth, we moved to our current location in 2006 under a lease agreement.

Our main building facility was built in 1988 and originally constructed as business/office space. The use immediately previous to our tenancy was that of a call center, providing many open spaces and ease of renovation into classroom spaces.

At the time FHM moved in, the school's Board of Directors recognized the need to update the school's strategic plan and conduct a permanent facilities study in order to guide their actions and decisions. During the 2008-09 school year, FHM's Board of Directors completed an exhaustive search of all possible permanent facility options within a 5-mile radius of the leased location. Options explored included approaching Jeffco Public Schools about potential available vacant or surplus buildings or properties, purchasing land to build from the ground up, and renovation of existing buildings.

A number of factors contributed to FHM's Board decision to pursue purchase of the current facility. Primary among these considerations were the fact that 35-40% of our student population commute to our school due to easy access from I-70, C-470, 6th Avenue and Highway 93. Another primary consideration was the cost that would be necessary if purchasing and building another facility while still fulfilling lease payment obligations on the current one. While an attractive option, building a new facility

specifically suited to our needs was not a financially sound option, nor were suitable locations identified that would have continued to serve our 35-40% commuter population.

Free Horizon Montessori completed a purchase in July 2010 that included the originally leased facility, a tract of adjacent land, and financing of the first of two planned facility expansions through CECFA Bonds, with the intent of expanding the facility to meet long-term needs of students as well as allow for our expansion through the 8th grade as approved by the Jeffco Board of Education in November 2009.

The first of the two planned facility expansions added 5,000 square feet of classroom, office, restroom, and storage space. This addition created three new classrooms, which currently house three of our four Upper Elementary classes for children in 4th - 6th grade. It has a central restroom facility as well as a teacher office and storage room. Concurrently to the first expansion was happening, we also made several improvements to the original facility including adding signage to our school building to make our front entry prominent, increasing electrical and data capacity, adding restroom facilities to a classroom to serve preschool and kindergarten students, adding offices and small group classroom for the special education program, adding a clinic with a sink, as well as adding windows to two classrooms that had exterior walls and solar tubes to two interior classrooms, the library, and the cafeteria. All of these enhancements addressed items identified as deficient in the CDE School Assessment Report conducted in December of 2009.

During the summer of 2010, parent volunteers constructed an athletic field on our newly-acquired land. Paid for with funds raised by our school's foundation, this created a grassy field on which to conduct Physical Education classes (we do not have a gymnasium) as well as additional play space during recess.

Debt service of the bonds is lower than our lease payments, making this move strategically and fiscally sound. In addition, purchasing in this manner made phased expansion possible, allowing financing of a facility expansion to happen along with student enrollment growth as expansion through the middle school grades occurs.

Many of the systems currently in use are original to the building and beyond their expected service life and were identified in the CDE School Assessment Report as needing necessary replacement. The system in most immediate need of replacement is the HVAC system. In addition, there are many site deficiencies, including inadequate drainage and water mitigation and parking that would be best addressed during the second phase of our facility expansion.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

\$56,000 minimum

**CDE Comments:**

THIS PROJECT HAS EXISTING FINANCING ON IT WHICH MAKES IT DIFFICULT TO FINANCE.

|  |           |                                     |              |
|--|-----------|-------------------------------------|--------------|
| <b>Funded FTE Count:</b>   | 332.00    | <b>Bonded Debt Approved:</b>        |              |
| <b>Assessed Valuation:</b>   |           | <b>Year Bond Election Passed:</b>   |              |
| <b>PPAV:</b>   |           | <b>Bonded Debt Failed:</b>          |              |
| <b>Bonded Debt:</b>  |           | <b>Year Bond Election Failed:</b>   |              |
| <b>Total Bonding Capacity:</b>   |           | <b>2010 Bond Election Results:</b>  |              |
| <b>% of Bonding Capacity Used:</b>   |           | <b>Median Household Income:</b>     |              |
| <b>Bond Capacity Remaining:</b>  |           | <b>Free or Reduced Lunch %:</b>     | 11.75%       |
| <b>Existing Bond Mill Levy:</b>  |           | <b>State Financial Watch:</b>       | No           |
| <b>Who Owns the Facility:</b>  | 3rd Party | <b>Charter School Fund Balance:</b> | \$144,234.00 |
| <b>If it's a 3rd Party Explain:</b>  |           | <b>Charter Authorizer Letter:</b>   | Yes          |
| Colorado Educational and Cultural Facilities Authority bond hold   |           | <b>Charter 3 Month Notice:</b>      | Yes          |
| <b>Is the Facility in a Lease Purchase Agreement:</b>  | No        | <b>Charter Chartered for 5 Yrs:</b> | Yes          |
| <b>If a Charter School, Where will the Facility Revert To:</b>   |           | <b>Year Built:</b>                  | 1988         |
| Colorado Educational and Cultural Facilities Authority bond holders would take possession of the property financed through bonds issued. |           |                                     |              |

|                                    |                       |                                    |              |
|------------------------------------|-----------------------|------------------------------------|--------------|
| <b>Current Grant Request:</b>      | <b>\$2,440,297.00</b> | <b>Affected Sq Ft:</b>             | 47,880.00    |
| <b>Current Applicant Match:</b>    | <b>\$2,440,296.00</b> | <b>Master Plan Completed:</b>      | No           |
| <b>Current Total Project Cost:</b> | <b>\$4,880,593.00</b> | <b>CDE Minimum Match %:</b>        | 50           |
| <b>Previous Grant Awards:</b>      | 0                     | <b>Actual Match % Provided:</b>    | 50           |
| <b>Previous Matches:</b>           | 0                     | <b>Was a Waiver Required:</b>      | N/A          |
| <b>Future Grant Requests:</b>      | 0                     | <b>Stautory Waiver:</b>            |              |
| <b>Future Matches:</b>             | 0                     | <b>FCI:</b>                        | 40.20%       |
| <b>Total for all Phases:</b>       | <b>\$4,648,184.00</b> | <b>CFI:</b>                        | 98.70%       |
| <b>Cost Per Pupil:</b>             | <b>\$11,979.00</b>    | <b>Inflation:</b>                  | 2            |
| <b>Cost Per Sq Ft:</b>             | <b>\$97.00</b>        | <b>Historical Significance:</b>    | NA           |
| <b>Red Flags for Discussion:</b>   | None                  | <b>Does this Qualify For HPCP:</b> | Not Required |
| <b>Red Flags Explain:</b>          |                       |                                    |              |

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## FALCON 49 - Horizon MS - MS Renovation and Addition

### School Name: Horizon MS

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 66,380       |
| Replacement Value:           | \$18,712,019 |
| Condition Budget:            | \$8,964,983  |
| Total FCI:                   | 47.91%       |
| Energy Budget:               | \$23,233     |
| Suitability Budget:          | \$7,798,200  |
| Total RSLI:                  | 26%          |
| Total CFI:                   | 89.7%        |
| Condition Score: (60%)       | 3.25         |
| Energy Score: (0%)           | 1.92         |
| Suitability Score: (40%)     | 2.99         |
| School Score:                | 3.15         |



# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** FALCON 49

**Sort Order #:** 130

**County:** EL PASO

**Applicant Priority #:** 1

**Project Title:** MS Renovation and Addition

- |   |                                     |  |   |
|---|-------------------------------------|--|---|
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fire Alarm | <input type="checkbox"/> Roof                              | <input type="checkbox"/> Water Systems          |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting   | <input type="checkbox"/> School Replacement                | <input type="checkbox"/> Window Replacement     |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA        | <input type="checkbox"/> Security                          | <input type="checkbox"/> New School             |
| <input type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> HVAC       | <input type="checkbox"/> Facility Sitework                 | <input type="checkbox"/> LandPurchase           |
| <input type="checkbox"/> Energy Savings     | <input type="checkbox"/> Renovation | <input checked="" type="checkbox"/> Project Other Explain: | Addition to and Renovation of Existing Facility |

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

### GENERAL PROJECT SUMMARY:

The purpose of submitting this BEST grant application is to obtain partial funding for an addition to and renovation of the Horizon Middle School (HMS) which is located within Falcon School District 49 (FSD49). The project will allow the students within the boundaries of HMS to be placed in a permanent long term facility that addresses the serious health and life safety issues currently being faced by the students and staff.

Horizon Middle School was built in 1985 and consisted of approx. 53,000 square feet. At the time HMS was constructed the District was low on capital funds and did not have a very large bonding capacity. In an effort to meet the District's budget and reduce project costs many spaces in the building were downsized. This includes the width of the hallways in the academic wings, the corridor connection from the academic wing to the cafeteria, library, gyms and visual/performing arts, and many classroom areas. Not only did the downsizing cause significant health and life safety issues, but there are also other MAJOR DEFICIENCIES that contribute to the health and life safety issues posing significant dangers to the students and staff of HMS (these are described further on in this BEST Grant application in the "Deficiency" section). Although all deficiencies do pose a hazard, the most alarming is the narrow egress corridors which will not allow for safe egress in the event of a fire - possibly resulting in the loss of lives.

In 2003 HMS underwent an addition that provided approx. 13,000 additional square feet for classrooms that were needed due to the continued strong growth in the District. The much needed addition did help to relieve overcrowding issues at the time, but it was essentially a bandaide on a larger problem - an existing facility that poses health and life safety risks to students and teachers. The 2003 addition is constructed in such a way that the layout of the corridors and classrooms does not pose a health and life safety issue.

HMS currently serves approximately 675 students. However, there are approximately 225 additional students who are within the boundaries of HMS that are being sent to Skyview Middle School (SMS). By sending HMS students to SMS this has created an overcrowding issue at SMS. The enrollment overages at both facilities have been addressed by the addition of modular classrooms (10 at HMS and 18 at SMS). The modulares are not a permanent solution; they have outlived their projected life and are in various states of deterioration and disrepair. They also pose health and life safety issues to the students and staff which are described below in the "Deficiency" section of the grant.

As part of the process to determine the best way to mitigate the health and life safety issues at HMS the team reviewed all the possible options: (1) Replace the existing facility with a new facility; (2) Renovate the existing facility with minimal additions; or (3) Keep and remodel the functioning portions of the facility, demolish and rebuild the the classroom wings that are not functioning. Option number 3 was selected as it not only addresses all current health and life safety issues, but it also does so in the most cost-effective way possible. This is further detailed in the "Solution" section of the grant application.

**Issue:** Other

### Deficiencies Associated with this Issue:

#### DEFICIENCY:

The following deficiencies have been identified by the CDE School Assessment Report, the District's Director of Planning, their Facilities and Maintenance Director, and their Safety and Security Manager, inspections by fire marshalls and law enforcement safety and emergency preparedness experts, school staff, and the Facility Master Plan and would be resolved with the selection of Option #3: keep and remodel the functioning portions of the facility and demolish and rebuild the classroom wings that are not functioning.



## A. HEALTH AND LIFE SAFETY ISSUES

1. EGRESS DEFICIENCIES - The classrooms in the original portion of the building are organized around extremely narrow corridors, many of which are no wider than 6'. There are many doors which open into the corridors leaving less than a 4' wide path for travel. This presents a significant health and life safety issue. Exiting these classrooms is so difficult that the school has removed all lockers from this portion of the building and has put up signage to direct the students to move through the halls in one direction. In some instances students must exit out of the building and walk around the exterior of the facility only to re-enter near their next classroom. The one way traffic could be very confusing during an emergency or a fire and the narrow corridors may not provide adequate space for all the students to exit safely.

2. SITE CIRCULATION - The site circulation and parking patterns at the school pose safety concerns for children being dropped off and picked up. There is not a proper drop off and pickup area for parents. Currently parents must drop off students on the street and then often do a u-turn to leave, sometimes over the crosswalk area. The students must cross street traffic and then bus traffic at the bus lane in front of the school to enter the building. In addition to the drop off issues, there are modular buildings located on the west side of the school's parking lot and service entry. Students must cross this parking lot and service entrance as they travel back and forth from the moduls to the building.

3. SITE DRAINAGE - The site's drainage is insufficient on the north and east sides of the building. Water pools near the modular classrooms and also not far from the egress doors on the north and east sides of the building. This pooling water forms large mud puddles or icy areas that are a major tripping/slipping hazard. This is especially true in the event of a fire, but it is an everyday issue as students walk to and from the moduls, or out of the the building to re-enter at the front due to the narrow corridors. This is particularly a problem for some of the SPED students with disabilities whose classes are in modular units. In addition to the safety issues, the poor site drainage allows water to flow toward the north side of the gymnasium causing damage to the wood floor and painted CMU walls.

4. FIRE PROTECTION SYSTEM - Per the CDE Assessment there is no fire sprinkler system and a system is required under current codes. In addition the Ansul fire suppression system in the kitchen is not working and according to a recent fire inspection it must be replaced as soon as possible due to the fire hazard (see the inspection in the Exhibits section of the grant application). According to the fire inspector the entire Ansul system is pre-uL 300, the hood exhaust is not operational, electric under hood including lights does not turn off upon activation, and there is no make-up air to the system. The system is red-tagged until resolved and is not to be used until compliant with code.

5. SITE AND BUILDING SECURITY - Currently there are a number of issues resulting in a deficiency with site and building security. At the entry, there are no barriers to prevent forced entry and there is no entry vestibule that would require someone entering the building to check in before admittance. This presents a dangerous health and life safety issue to both students as teachers as anyone can quickly and easily have direct access to classrooms. In addition, there are students entering and exiting the building at multiple locations to travel between the building and the moduls. Multiple doors are open throughout the day which limits the ability to monitor the building entrances.

6. MODULAR CLASSROOMS - Modular units have been added to HMS (and SMS) over the years to account for the growing student population. Most of the modular units do not have toilet facilities which forces students, regardless of weather conditions, to go outside to use toilet facilities in the main building. Additionally, all of the modular units have outlived their life-expectancy and some have areas where the floor itself has rotted through. And, as mentioned earlier, students must cross active parking lots to access many of the moduls. All of these issues creates a critical health and safety hazard for the students and teachers.

7. INSUFFICIENT FACILITIES FOR EDUCATIONAL PROGRAMS - The building has insufficient space for several programs which has created the need for the modular classroom space noted above. The classrooms within the original portion of the building are small at only 539 – 710 square feet with over 30 students in some class periods. This is equivalent to only 18-22 square feet per child. The school also provides an International Baccalaureate educational program which requires sufficient space for a more hands on approach to teaching. The existing facility does not provide classrooms of adequate size and quantity to meet the program needs.

The current wood shop does not have a dust collection system or explosion proof light fixtures.

The kiln is in an open corner of the art classroom.

The existing cafeteria has a tiered floor with student's tables and chairs set up along an unrailed edge resulting in students falling into the lower portion of the floor. This also does not allow enough tables to be set up to feed enough students at a time, consequently the school starts serving lunch at 10:00am in the morning and runs six lunch periods.

8. SITE LIGHTING - The parking lot and building entrance are insufficiently lit creating dark areas around the building. This makes the building a target for vandalism and poses a safety issue for students and teachers walking to and from the building to the parking lot at night.

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

##### **SOLUTION:**

Three options were developed and considered in the overall solution for the deficiencies cited above: (1) Replace the existing facility with a new facility; (2) Renovate the existing facility with minimal additions; or (3) Keep and remodel the functioning portions of the facility and demolish and rebuild the the classroom wings that are not functioning due mainly to the dangerous egress corridors as well as the other health and life safety issues listed in the "Deficiency" section of the grant application. Option number 3 was selected as it not only addresses all current health and life safety issues, but it also does so in the most cost-effective way possible. By keeping the portions of the building that are functional and remodeling those areas, versus building new, Option 3 saves money over Option 1 which was to build a brand new school. While Option 2, remodeling/renovating only, would be even more cost effective than Option 3 it was ruled out due to the fact it would not have addressed the the most critical health and life safety issue - the width of the corridors in many areas of the existing building.

Option 3 includes demolishing the existing inadequate 6th and 7th grade classrooms to make room for a new, 2 story classroom addition. There will also be a new addition for an auxillary gym, art, band, vocal, and mechanical spaces. The remainder of the existing facility will undergo either heavy or moderate remodels, depending on the location.

Benefits of the proposed project include:

1. All life safety and health issues previously noted above will be addressed in the new additions and remodel of the existing spaces. This includes but is not limited to: safe egress; proper site circulation that will provide safe student drop-off and pick-up areas; adequate site drainage; an automatic fire sprinkler system and suppression system in the kitchen; proper site and building security; removal of the modular classrooms; insufficient classroom sizes; and site lighting.
2. The new additions will be situated as such that they will be in relative close proximity to the present commons area.
3. The administrative offices can monitor one central, single point of entry.
4. Students and staff will be able to access all classrooms without existing the building.
5. This project will reduce the overcrowding at Skyview Middle School by allowing students within the boundaries of HMS to return to HMS.
6. This project will meet the Public School Construction Guidelines whereas the existing facility does not.

Additional details on the options considered and the selection of Option 3 can be found in the Exhibits section of the grant application.

##### **CONSTRUCTION SPECIFICATIONS:**

Construction Specifications can be found in the Exhibits section of the grant application.

##### **BUDGET:**

The detailed project budget is inclusive of all construction work noted above and also all soft costs such as design and consulting fees, planning and permitting fees, utility fees, site survey fees, inspections and testing fees, finance and insurance fees, building systems/infrastructure costs, owner contingency, owner FF&E items, and escalation costs. The budget also includes FF&E items generally provided by the general contractor such as signage and window coverings.

#### **How Urgent is this Project:**

##### **URGENCY:**

In order to alleviate the immediate health and life issues faced by HMS (the most critical being the inadequate width of egress and circulation corridors) this project must be completed as soon as possible. Consequences of not completing this project include the fact that the numerous health and safety concerns outlined above will continue to exist which poses a real threat to students and staff. If there was an emergency the students would not be able to exit the building safely should all the staff and student body be entering into the narrow corridors at one time. This could create a situation in which lives are lost.

**What is the Cost Associated with this Issue:** \$17,010,277

**How Does this Project Conform with the Construction Guidelines:**

**EXISTING FACILITIES NON-CONFORMANCE TO THE PUBLIC SCHOOLS CONSTRUCTION GUIDELINES:**

The District's Master Plan Architect, Owner Representative/Grant Writer and the BEST Application Committee (BAC) at Falcon School District have reviewed the Colorado Public Schools Facility Construction Guidelines. The Master Plan and the BEST Grant Application have been authored around these Guidelines to ensure compliance and adherence. Should Falcon School District receive this Grant, the selected architect for the proposed renovation/addition will be required to design utilizing the Guidelines at hand.

Section One of the CDE Capital Construction Guidelines adopted 10-07-09, to promote safe and healthy facilities, has informed every aspect of the designs proposed. The planned renovation/addition are intended to protect all building occupants against life, safety and health threats and are in accordance with all applicable local, state and federal codes, laws and regulations and provide accessible facilities for the handicapped and disabled.

The school currently has deficiencies in the following categories:

3.3. Constructed with fire rated corridors and area separation walls as determined by a Facility Code Analysis.

NOTE: No sprinkler system, but has fire rated separations at horizontal exits

3.5. A building fire alarm and duress notification system in all school facilities designed in accordance with State and Local fire department requirements. Exceptions include unoccupied very small single story buildings, sheds and temporary facilities where code required systems are not mandatory and the occupancy does not warrant a system.

NOTE: A fire alarm system exists, but is out of date.

3.6. Facilities with safely managed hazardous materials such as asbestos found in Vinyl Asbestos

Tile and mastic, acoustical and thermal insulation, window caulking, pipe wrap, roofing, ceiling tiles, plaster, lead paint and other building materials. Public schools shall comply with all

AHERA criteria and develop, maintain and update an asbestos management plan kept on record at the school district.

NOTE: Asbestos Management Plan exists and is attached in the Exhibits section.

3.7. Facilities equipped with closed circuit video and keycard or keypad building access.

NOTE: There is one key card near cafeteria and have closed circuit video. Only one exterior camera at the entry.

3.9. Secured facilities including a main entrance and signage directing visitors to the main entrance door. The main entrance walking traffic should flow past the main office area and be visibly monitored from the office either directly or via a video camera system. All other exterior entrances shall be locked and have controlled access. Interior classroom doors shall have locking hardware for lock downs and may have door sidelights or door vision glass that allow line of sight into the corridors during emergencies.

NOTE: All exterior doors can be locked, but do not have controlled access, due to students moving between modulars and the school, as well as passing between classes by exiting the front of the school and re-entering in the back near the classrooms.

All have Columbine locks and windows

3.18.1. Physical routes for basic modes (busses, cars, pedestrians, and bicycles) of traffic should be separated as much as possible from each other. If schools are located on busy streets and/or high traffic intersections, coordinate with the applicable municipality or county to provide for adequate signage, traffic lights, and crosswalk signals to assist school traffic in entering the regular traffic flow. This effort should include planning dedicated turn lanes;

NOTE: The areas are not separated

3.18.2. When possible, provide a dedicated bus staging and unloading area located away from students, staff, and visitor parking. Curbs at bus and vehicle drop-off and pick-up locations shall be raised a minimum of six inches above the pavement level and be painted yellow.

Provide 'Busses Only' and 'No entry Signs' at the ends of the bus loop;

NOTE: We do not have a dedicated bus staging area. It is located in the visitor parking lot and does not have "no entry" or "buses only" signs.

3.18.3. Provide an adequate driveway zone for stacking cars on site for parent drop-off/pick-up zones. Drop-off area design should not require backward movement by vehicles and be one-way in a counterclockwise direction where students are loaded and unloaded directly to the curb/sidewalk. Do not load or unload students where they have to cross a vehicle path before entering the

building. It is recommended all loading areas have “No Parking” signs posted;

NOTE: There is no Parent drop off on the school Property. Students are dropped at the curb of the street and the parents often U-turn over a crosswalk on the road. Students do have to cross the visitor and bus parking area to get to the main entrance of the school

3.18.4. Solid surfaced staff, student, and visitor parking spaces should be identified at locations near the building entrance and past the student loading area;

NOTE: Some of the parking (staff and visitor) is in a non-paved area.

3.18.5. Provide well-maintained sidewalks and a designated safe path leading to the school entrance. Create paved student queuing areas at major crossings and paint sidewalk “stand-back lines” to show where to stand while waiting. Except at pick-up locations, sidewalks shall be kept a minimum of five feet away from roadways. There should be well maintained sidewalks that are a minimum of eight feet wide leading to the school and circulating around the school;

NOTE: Current student volume exceeds capacity of hallway at passing periods. This has forced the principal to make hallways one-way, meaning that during passing periods and exiting for lunch and going to classes, all students must exit the building, go all the way around to the doors on opposite side of the building, traversing partial sidewalks, and using drain pans as sidewalks, exposing them to the elements and unpaved and icy areas.

3.18.6. Building service loading areas and docks should be independent from other traffic and pedestrian crosswalks. If possible, loading areas shall be located away from school pedestrian entries;

NOTE: The service area is directly off of the parking area, thus student travel from school to modulars within the service delivery area as well as in the dumpster areas, posing safety hazards.

3.18.8. Fire lanes shall have red markings and “no parking” signs posted;

NOTE: Fire lanes - some have yellow paint and some have red curbing

3.18.9. Consider restricting vehicle access at school entrances with bollards or other means to restrict vehicles from driving through the entry into the school.

There are no bollards in front of the school and no other barrier to restrict vehicle access

3.19.1. New school sites should be selected that are not adjacent or close to hazardous waste disposal sites, industrial manufacturing plants, gas wells, railroad tracks, major highways, liquor stores or other adult establishments, landfills, waste water treatment plants, chemical plants, electrical power stations and power easements, or other uses that would cause safety or health issues to the inhabitants of the school. Consider fencing around the perimeter of the school sites with gates to control access. Gates shall have the capability to be locked to restrict access if desired;

NOTE: There is not fencing around the site for controlled access

3.19.2. When possible, arrange site, landscaping, playgrounds, sports fields and parking to create clear lines of site from a single vantage point. Keep shrubbery trimmed so that it will not conceal people;

NOTE: Clear line of site due to site, where football field is way above the school, making it difficult to monitor unless you are on the field.

3.19.3. Locate site utilities away from the main school entrance and student playgrounds and sports fields whenever possible.

Electric service equipment, gas meters and private water wells shall have fenced in cages to restrict access to unauthorized persons. Propane (LPG) tanks shall be installed in accordance with building and fire codes

NOTE: Gas meter is not fenced on sidewalk next to kitchen door.

3.19.5. Exterior buildings and walkways shall be lighted to protect and guide occupants during evening use of the school facility;

NOTE: There is some lighting in the parking areas, but it is limited. There is not enough lighting in the building entrance and perimeter

3.19.6. Playgrounds shall be protected by adequate fencing from other exposures such as ball fields, where injuries could occur due to flying balls. Play equipment shall be installed pursuant to the manufactures specifications and current industry safety and State of Colorado Insurance pool requirements. Provide play equipment that complies with the Americans with Disabilities Act. All playground equipment shall be purchased from an

International Playground Equipment Manufacturers Association (IPEMA) certified playground equipment manufacturer with adequate product liability insurance. Each piece of equipment purchased shall have an IPEMA certification. Provide a firm, stable, slip resistant, and resilient soft surface under and around the play equipment.

NOTE: The football field is not fenced.

4.3. Educational facilities for individual student learning and classroom instruction, connected to the

Colorado institutions of higher education distant learning networks “internet two”, with technology embedded into school facilities; embedded technology to provide adequate voice, data, and video communications in accordance with the Building Industry Consulting Services International’s (BICSI) Telecommunications Distribution Methods Manual (TDMM).

NOTE: There is not a Distance Learning Lab

4.8. Elementary, middle, high, and PK-12 buildings that functionally meet the recommended educational programming set forth below, are not over capacity, and are located in permanent buildings. Each facility should have the potential, or be planned for, expansion of services for the benefit of the students for programs such as full-day kindergarten and preschool, and school based health services.

NOTE: The school is overcrowded by 21% and there are ten classrooms held in modulares, additionally, there are 225 students that belong in this school who currently attend SVMS due to space constraints.

4.11. Middle schools (grades 6-8). When possible daylight with views shall be incorporated in all learning areas to supplement well-designed task oriented artificial lighting. The facilities should be designed to provide a vibrant, cheerful, learning environment for students and scaled for teenage occupancy. Acoustical materials to reduce ambient noise levels and minimize transfer of noise between classrooms, corridors and other learning areas will create a learning environment that focuses the student’s attention. The following uses should be incorporated in middle school educational facilities:

NOTE: Little natural daylighting and no views from any classrooms due to small windows.

4.11.1. Based on local needs and desires, sports fields should be considered that include age appropriate equipment, gardens, shade structures and a gateway to the community. The objectives of the sports areas include: reducing discipline issues on school grounds, providing better physical education and resources for outdoor classroom projects and providing a gathering place for neighborhood families to watch sporting events. Based on local desired athletic programming, sports fields should be provided to accommodate track, football, soccer, baseball and softball sporting events along with basketball courts for school and community use;

NOTE: There is no vegetation, trees, gardens, shade structures, no outdoor classroom

4.11.2. Special education classroom;

NOTE: Special Education classes are held in modular classrooms

4.11.3. Special program room;

NOTE: Special program room is in modular

4.11.4. Classrooms should accommodate a maximum of up to 25 students and provide thirty two square feet/student with a minimum classroom size of 600 square feet. Ceiling heights in classrooms should not be lower than nine feet. The ideal classroom is rectangular in shape with the long axis 1.33 times longer than the short axis. Classrooms should have a source of natural light with a view, have conditioned well ventilated air, and provide all the necessary equipment, technology infrastructure, and storage to support the intended educational program;

NOTE: The classrooms in the 6th and 7th grade wings are very small, 575 – 710 square feet, and house up to 32 students, which is equivalent to 18-22 square feet per child.

4.11.5. Library/multimedia center (LMC) should be the heart of the school providing a flexible space for students, staff, parents and the community to read, write, meet, study, and research topics. The space should be designed with high ceilings and exposed structure and materials. The space should have abundant natural light, as well as well-designed artificial task lighting. Window shades should be incorporated to accommodate the use of audio visual equipment requiring darker environments;

NOTE: There is no natural lighting in this space.

4.11.6. Computer lab with technology embedded in classroom to support interactive whiteboards utilizing wireless internet access whenever possible;

NOTE: There are no interactive whiteboards

4.11.7. Distance learning lab should be centrally located in the interior of the school with no windows and isolated from sources of loud noise. To reduce acoustic effects, square rooms should be avoided, if possible. A cork shaped or rectangular room is a better shape, as it does not encourage standing waves (and thus echoes). Acoustic wall panels, heavy wall curtains and carpet flooring should be used in lieu of hard walls and floors to help acoustics. Labs should provide easy wireless access to computers and the internet. There should be at least two 20-lamp electrical circuits on dedicated breakers for the interactive distance learning video equipment;

NOTE: There is not a distance learning lab

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

NOTE: Science classrooms do not have fume hoods and have limited instrumentation. Additionally, there is limited cabinetry and storage.

#### 4.11.9. Family Consumer Science Lab

NOTE: No, do not have one.

4.11.10. Band classroom with conducting podium, instrument storage room and acoustic practice room. Band classrooms shall be physically separated from other classrooms to prevent sound transmission between areas;

NOTE: The band room does not have acoustical wall coverings and is located adjacent to the Cafeteria with a collapsible wall opening to the cafeteria / stage. This creates tremendous noise pollution to the extent that the band teacher has to speak into a microphone so his class can hear him. There are no instrument storage areas or practice rooms.

4.11.11. Vocal classroom with conducting podium and acoustic wall panels. Vocal classrooms shall be physically separated from other classrooms to prevent sound transmission between areas;

NOTE: Vocal music is held in a modular classroom with no amenities such as acoustical panels.

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

NOTE: The art classroom is small with little storage space and not enough space for equipment, supplies, and materials.

4.11.13. Beginning shop, vocational, and agricultural Career and Technical Education (CTA) classrooms;

NOTE: The wood shop does not have a dust collection system or explosion proof light fixtures.

4.11.14. Performing arts support area to accommodate set design and building including dressing rooms with lockers, sinks, mirrors, and prop storage area;

NOTE: The Band room converts to a small stage area, other than this; there are no accommodations for a performing arts area. No storage areas.

4.11.16. Cafeteria/multipurpose room to support the school and community. The cafeteria ceiling heights should be higher than other areas in the school and incorporate day lighting when possible. A raised stage for school productions should be provided with curtains and theatrical lighting and sound systems;

NOTE: The cafeteria has a tiered floor, with student's tables and chairs set up along an unrailed edge resulting in students falling into the lower portion of the floor. This also does not allow enough tables to be set up to feed enough students at a time; consequently the school starts serving lunch at 10:00am in the morning and runs six lunch periods.

4.11.18. Weight training area with free weights, wall mirrors, exercise machines, rubber flooring, and protective wainscoting;

NOTE: There is not a weight training area.

4.11.19. Men and women's locker rooms with independent bathrooms, showers and locking metal lockers;

NOTE: There are locker rooms, but very small and not enough lockers to meet the needs of the students that use them.

4.11.20. Administrative offices, nursing area, bathrooms, conference, reception and building support areas to accommodate the educational program.

NOTE: Small offices and no conference room; nursing area moved to an existing teachers lounge to accommodate the proper number of cots required.

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

#### **DESCRIPTION OF CAPITAL RENEWAL/REPLACEMENT BUDGET AND MAINTENANCE PLAN:**

Once the project is completed the District will accept full responsibility to ensure that the building and all systems associated with the project are properly maintained.

The abilities of the District maintenance staff are outstanding. The maintenance staff has shown their ability to clean, repair, replace, and adapt to the changing conditions of maintenance equipment and technologies in 21st century buildings through their service at HMS.

In addition, the District maintenance staff also excels in their ability to perform scheduled preventative maintenance and would continue to do so on this project. In conjunction with the Architect, General Contractor, and Mechanical/Electrical/Plumbing Subcontractors the maintenance staff will develop a Preventative Maintenance Program for the new addition. The major components of the program will include: detailed files with documentation on all major systems including record drawings, O&M



manuals, photos, services records, etc; annual, semi-annual, etc inspections as appropriate for these systems; corrective action plans; an energy management program; training programs; work evaluation forms and annual program updates. Major systems/items that would be part of the program would include, but not be limited to: roofing, boilers, HVAC components, electrical systems, life safety systems, kitchen equipment, plumbing systems and restrooms, floor coverings, etc.

To provide for the future care and maintenance of the proposed project the District will budget for future maintenance costs annually. The following budget numbers may be revised after design documents are fully complete and the building systems/construction materials have been finalized, as well as once the preventative maintenance needs and life cycles of major building systems have been identified.

The funding for day-to-day maintenance of the new project would come from the Maintenance and Repair line item in the General Fund which covers general repairs of minimal or ordinary costs.

The total annual amount allocated to the Capital Renewal Budget for costs associated with this new facility is projected to be \$100,000 a year. This will be used in the event there is a non-routine maintenance repair that needs to be completed that is of a substantial cost. In addition, the funds in the Capital Renewal Budget will aid in replacing the project at the end of its useful life.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time. Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

At the time Horizon Middle School was constructed, the Falcon School District was low on capital funds and did not have a very large bonding capacity. In an effort to meet the District's headcount, budget and reduce project costs, many spaces in the building were downsized despite programmatic and operating needs. This included the width of the hallways in the academic wings, the corridor connection from the academic wing to the cafeteria, library, gyms and visual/performing arts, and many classroom areas. Even when first constructed, the reduction in size - particularly the corridors - did not support the needs of the district. The District has "made do" with this underperforming facility and is trying to be fiscally responsible in this grant application by requesting a renovation and addition to fix the life safety issues presented.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

\$100,000

**CDE Comments:**

THIS PROJECT WAS APPLIED FOR IN 2010 AND NOT RECOMMENDED MOSTLY DUE TO SCOPE.

|  |                  |                                     |                  |
|--|------------------|-------------------------------------|------------------|
| <b>Funded FTE Count:</b>                                       | 14,168.00        | <b>Bonded Debt Approved:</b>        | \$28,000,000.00  |
| <b>Assessed Valuation:</b>                                     | 703938280        | <b>Year Bond Election Passed:</b>   | 01               |
| <b>PPAV:</b>   | \$49,684.00      | <b>Bonded Debt Failed:</b>          | \$125,000,000.00 |
| <b>Bonded Debt:</b>  | \$50,630,000.00  | <b>Year Bond Election Failed:</b>   | 10               |
| <b>Total Bonding Capacity:</b>                                 | \$140,787,656.00 | <b>2010 Bond Election Results:</b>  | Failed           |
| <b>% of Bonding Capacity Used:</b>                             | 36.00%           | <b>Median Household Income:</b>     | \$21,406.00      |
| <b>Bond Capacity Remaining:</b>                                | \$90,157,656.00  | <b>Free or Reduced Lunch %:</b>     | 19.00%           |
| <b>Existing Bond Mill Levy:</b>                                | 11.212           | <b>State Financial Watch:</b>       | No               |
| <b>Who Owns the Facility:</b>                                  | District         | <b>Charter School Fund Balance:</b> | NA               |
| <b>If it's a 3rd Party Explain:</b>                            |                  | <b>Charter Authorizer Letter:</b>   | No               |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No               | <b>Charter 3 Month Notice:</b>      | No               |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                  | <b>Charter Chartered for 5 Yrs:</b> | No               |
|  |                  | <b>Year Built:</b>                  | 1985             |

NA

|                                    |                        |                                    |            |
|------------------------------------|------------------------|------------------------------------|------------|
| <b>Current Grant Request:</b>      | <b>\$8,394,572.00</b>  | <b>Affected Sq Ft:</b>             | 106,000.00 |
| <b>Current Applicant Match:</b>    | <b>\$9,466,219.00</b>  | <b>Master Plan Completed:</b>      | Yes        |
| <b>Current Total Project Cost:</b> | <b>\$17,860,791.00</b> | <b>CDE Minimum Match %:</b>        | 48         |
| <b>Previous Grant Awards:</b>      | 0                      | <b>Actual Match % Provided:</b>    | 53         |
| <b>Previous Matches:</b>           | 0                      | <b>Was a Waiver Required:</b>      | N/A        |
| <b>Future Grant Requests:</b>      | 0                      | <b>Stautory Waiver:</b>            |            |
| <b>Future Matches:</b>             | 0                      | <b>FCI:</b>                        | 47.91%     |
| <b>Total for all Phases:</b>       | \$17,010,277.00        | <b>CFI:</b>                        | 89.70%     |
| <b>Cost Per Pupil:</b>             | \$18,900.00            | <b>Inflation:</b>                  | 2          |
| <b>Cost Per Sq Ft:</b>             | \$160.00               | <b>Historical Significance:</b>    | NA         |
| <b>Red Flags for Discussion:</b>   | None                   | <b>Does this Qualify For HPCP:</b> | Required   |
| <b>Red Flags Explain:</b>          |                        |                                    |            |

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## WEST END RE-2 - Naturita ES - New PK-12 School

### School Name: Naturita ES

|                              |             |
|------------------------------|-------------|
| Number of Buildings:         | 5           |
| All or Portion built by WPA: | No          |
| Gross Area (SF):             | 32,660      |
| Replacement Value:           | \$7,617,326 |
| Condition Budget:            | \$4,443,543 |
| Total FCI:                   | 58.33%      |
| Energy Budget:               | \$0         |
| Suitability Budget:          | \$1,187,000 |
| Total RSLI:                  | 8%          |
| Total CFI:                   | 73.9%       |
| Condition Score: (60%)       | 2.73        |
| Energy Score: (0%)           | 2.31        |
| Suitability Score: (40%)     | 4.09        |
| School Score:                | 3.27        |



## WEST END RE-2 - Nucla Jr/Sr HS - New PK-12 School

### School Name: Nucla Jr/Sr HS

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 4            |
| All or Portion built by WPA: |              |
| Gross Area (SF):             | 48,613       |
| Replacement Value:           | \$13,753,536 |
| Condition Budget:            | \$8,668,027  |
| Total FCI:                   | 63.02%       |
| Energy Budget:               | \$17,015     |
| Suitability Budget:          | \$3,432,500  |
| Total RSLI:                  | 5%           |
| Total CFI:                   | 88.1%        |
| Condition Score: (60%)       | 2.89         |
| Energy Score: (0%)           | 1.73         |
| Suitability Score: (40%)     | 3.93         |
| School Score:                | 3.31         |





### Statutory Waiver for BEST Grant District Match

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

- A. Applicant required minimum match for this project based on CDE's minimum listed percent (Line items A \* M from grant application): \$ 9,250,965.71
- B. District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. (FY2010/11 AV x 20%): \$ 9,018,431.00
- C. New proposed bonded indebtedness if the grant is awarded: \$ 9,018,431.00
- D. Current outstanding bonded indebtedness: \$ 0
- E. Total bonded indebtedness if grant is awarded with a successful 2011 election (Line C+D): \$ 9,018,431.00

School District: West End Public Schools, RE2  
 Project: PK – 12 School  
 Date: March 2, 2011

Signed by Superintendent:   
 Printed Name: Stephen Yost

Signed by School Board Officer:   
 Printed Name: Paula Brown  
 Title: Board President

# CDE BEST FY11-12 Grant Application Summaries

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

**Sort Order #:** 130

**County:** MONTROSE

**Applicant Priority #:** 1

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

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

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

West End Public School District RE-2 is pursuing a BEST grant for several reasons. These reasons are consistent with the primary focus of the BEST grant program. We have enumerated specific items in each priority classification to illustrate the significant need that exists within this district.

The district maintains two primary school campuses, the Junior/Senior High School in Nucla and the Naturita Elementary School in Naturita. Naturita Elementary presently serves pre-kindergarten through 6th grade. The Junior/Senior High School in Nucla serves grades 7th through 12th grade. The Paradox Valley Charter School in Paradox also provides pre-kindergarten through 8th grade. After 8th grade, students move on to the Nucla Junior/Senior High School. The Paradox Valley Charter School is not included in the scope of this BEST grant application.

The District Administration offices, bus maintenance facility and bus storage yard are located on Adams Street in Naturita, a few blocks away from the elementary school. In addition to the operating schools, there is an unoccupied elementary school in the town of Nucla. It was closed in 2004, when the schools were consolidated as part of the Phase I recommendations of the 2004 Master Plan. The Nucla Elementary School property is presently advertised for sale. Montrose County has indicated a strong interest in purchasing the building and site for county facilities.

After observing the WESD sites and buildings, we concluded that many factors have contributed to their current condition, although age appears to be the strongest contributor. The major portions of the affected structures were constructed prior to 1972. The HS was built in 1954; the ES in 1971. The major existing building systems, (walls, windows, roof, mechanical, and lighting) do not perform at a level close to current energy standards. The failure of these systems not only results in excessive energy consumption that inadvertently siphons funds away from building maintenance programs, but also produces an interior environment that performs well below the LEED or CHPS standards the BEST program sets out to achieve. The age of the primary systems presents challenges for obtaining replacement parts when components fail. This often results in a jury-rigged solution that becomes temporarily permanent.

Both the high school and elementary school have deficiencies in their educational programming. The District has compromised in some instances by utilizing substitute spaces. These spaces do not perform (acoustics, lighting, physical size or configuration, available technology or power) at the level intended for the specific educational program, often resulting in a compromised educational delivery. We have documented specific deficiencies in the recently completed 2011 Masterplan.

Outside of the physical conditions, there are several existing issues that place the students in a situation of real, present and imminent danger. Some of these cannot be corrected due to the physical limitations of the existing school sites. The existing high school is surrounded by rock outcroppings that prevent emergency access on two sides. The third façade has topographical challenges that also prevent vehicular or fire department access. Major structural components of the existing elementary gymnasium are failing. The design and integral nature of these components creates an almost un-correctable situation. Other existing issues will require significant costs to correct; costs that exceed the recommended percentages for replacement vs. new. Except for recent modifications (elevator addition in 2005, restroom remodel 2005), the high school building fails in almost every category of accessible design. Only one exit in the 54,469 square foot facility designed for 183 students truly meets current accessibility codes. Additional accessible exits cannot be reasonably provided due to physical restrictions.

## Issue: School Replacement

### Deficiencies Associated with this Issue:

There are many issues that place the students in a situation of real, present and imminent danger. Security concerns abound.

Some of these issues and concerns cannot be corrected due to the physical limitations of the existing school sites. Others would require significant costs to correct; costs that exceed the recommended percentages for replacement vs. new. It should be noted, the West End Public School District does not have a set of adopted educational specifications. The assessment of the deficiencies listed is based on a comparison of the existing facility conditions to the Public School Construction Guidelines and the Jefferson County District R-1 technical and educational specifications.

From 2001-2006 the District was able to make some improvements to their existing school facilities with monies from DOLA Grants, Capital Construction Grants, Garden Grants and some District Funds. These included:

1. Drainage improvements around the Naturita Elementary School (former middle school)
2. Replaced and renovated the existing kitchen at the Naturita Elementary School
3. Installed new playground at the Naturita Elementary School
4. Installed new communication systems at both schools
5. Several improvements and repairs were made to the Nucla JR/SR HS
  - a. Drainage improvements
  - b. Classroom lighting and ceiling replacement
  - c. Exterior window replacement
  - d. Exterior door replacement
  - e. Administration area remodel and technology upgrades
  - f. Floor and ceiling tile replacement in the Garber building
  - g. Replaced deteriorating walks
  - h. Installed new elevator to provide ADA access from upper to lower level of the main HS building
  - i. Installed AC in the classrooms
  - j. Installed new air exchange system in the gymnasium
  - k. Replaced areas of unsafe wiring
  - l. Upgraded wiring in the Stone Building to accommodate new computers and printers
  - m. Installed new athletic field lights
  - n. Upgraded areas of landscaping

While the District has been actively pursuing grants to maintain and improve their facilities many deficiencies remain.

Naturita Elementary School deficiencies:

1. Some of the existing gymnasium structure is rapidly degrading (rotting). The district has engaged the services of a structural engineer to monitor the integrity of the arched beams. The engineer has recommended steel reinforcement to bridge the damaged areas. It is unclear how long this remedy will check the degradation of the heavy timber structure.
2. The developed area of this site is approximately seven acres. Based on the recommended standards, the site should be a minimum of ten acres. While the existing property is larger than the current developed acreage, the steep slopes render it unusable.
3. The existing land suitable for parking is on the west end of the property. This area is unpaved and does not provide for a safe accessible route from the handicap parking stalls.
4. An aging water main has broken below the school bus loop at the Elementary school. This has forced the students to board and disembark busses within the R.O.W. of the adjacent State Highway 141. At times it is necessary for local law enforcement to stop traffic in one lane to assure the safety of the students.
5. 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.
6. Widely accepted educational guidelines (Jefferson County School District R-1) recommend a hard surface multi-use play court be provided in a location that can be conveniently accessed from the cafeteria and gym. The property configuration is such the available play areas are located at the furthest point on the campus from the existing gymnasium and cafeteria.
7. The building has multiple points of entry that must remain open during the course of the school day to allow students to minimize the distance they must travel outside the building to attend classes and activities. This presents a significant security risk.
8. Only one fire hydrant exists along Highway 141. Given this facility is not fully sprinkled; this is not adequate to safely serve the needs of this facility.
9. The primary exterior building enclosure consists of synthetic stucco (EIFS). 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.
10. The main electrical service located on the north side of the existing building has exceeded its life expectancy. This presents unsafe conditions as the current circuits are often overloaded in an attempt to meet increased technology needs.
11. The current parking lot is located a significant distance from the main building entry. The unpaved lot violates current ADA codes and presents unsafe conditions for parents and students negotiating a path to the front door.
12. Having been constructed in 1971, this facility lacks the infrastructure to adequately provide for required upgrades to the current technology. This facility falls well below the recommended requirements of 4. SECTION TWO of the Public Schools



- Construction Guidelines. The power required for these upgrades often exceeds the capacity of the available classroom circuits. This leads instructors to run extension cords throughout classroom spaces from available outlets to equipment locations. The fire department has expressed concern for the safety of the students in these classroom spaces.
13. Video and data cabling serving classrooms is exposed and unprotected in many areas of the facility. This is due to the post (building) construction installation of the technology infrastructure. Exposed cabling not only results in lower performance due to adjacency interference, it is easily damaged. This constant surveillance of the technology infrastructure is costly to the district. Opportunities to install current technologies as smart boards, are nearly non-existent.
  14. Interior corridors no longer meet 1HR separation requirements due to constant modifications and penetration of corridor walls. This separation failure presents significant safety issues for students and faculty exiting the building in the event of an active fire.
  15. Classroom lighting fails to meet minimum standards for light levels, controls and energy efficiency. The age of the existing fixtures warrants a full replacement to improve performance and reduce operational costs.
  16. The school does not have instructional storage areas. Storage is provided within individual classrooms, reducing instructional program space.
  17. Water from the building downspouts fails to drain properly away from the building due to improper site design. This coupled with improper installation of roof flashing and downspouts has led to serious water infiltration at areas of the building foundation. Corrective measures would require significant regrading and installation of storm piping.
  18. Several areas of the interior exhibit damage from roof leaks. The roof and flashing need immediate attention to prevent further damage.
  19. The existing elementary facility offers a limited Music classroom and no Art classroom.
  20. There is a lack of adequate performance space for PK-6 program activities. Large group events are housed in the gymnasium. The curved vaulted ceiling, hard walls and floors fail to meet acoustical performance criteria requirements outlined in the Public School Facility Construction Guidelines. (section 4.10). There is no defined stage area.
  21. The building does not have a code compliant fire alarm system. Several areas of the facility are not served by the current system.
  22. 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 of the elementary campus. This presents security issues as the administration area is unable to adequately monitor this area.
  23. A lack of safe and adequate chemical storage in the Science Prep Rooms contributes to poor indoor air quality.
  24. The student toilet rooms in the gymnasium lack proper ventilation leading to unhealthy indoor air quality.
  25. There are limited inadequate Library Media Center facilities. They fail to provide the recommended minimum design characteristics of adequate task lighting, acoustic comfort, and spatial flexibility.
  26. The facility fails to meet current accessibility codes and guidelines (ADA, 2006 IBC). This presents both accessibility issues and safety concerns.
    - a. Handrails are missing or non-compliant
    - b. Ramp slopes exceed the maximum 1:12 allowed
    - c. Door hardware is non-compliant
    - d. Interior signage is not designed to accommodate the visually impaired
  27. Some classrooms fail to provide minimum required lighting levels

#### Nucla JR/SR High School deficiencies:

The Garber Building - constructed 1978 (houses the auxiliary HS gymnasium, two classrooms)

1. 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.
2. 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 required modifications to the entry doors and jambs would render the adjacent toilet rooms unusable.
3. Locker room showers are not ADA accessible. Not only are the facilities only accessible via stairs, they do not meet specifications for seats, grab bars and accessible hardware.
4. 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.
5. The science laboratories do not meet accessibility codes. New lab tables and casework must be installed to meet current codes and safety standards.
6. Door hardware is non-compliant. All must be replaced.
7. Interior signage does not meet contrast requirements; nor does it include Braille. All interior signage must be replaced.
8. Handrails on all stairs are non-compliant. They must be modified or replaced.
9. The building is accessible by fire and emergency vehicles on one side only. The remaining sides are constricted by exposed rock outcroppings.
10. Portions of the existing fire access drive exceed a slope of 11%. This exceeds the maximum slope allowed by the International Fire Code. Existing topography prevents the correction of this drive. This remains a significant life-safety hazard.



The Main High School Building – constructed 1954

1. The JR/SR 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.
2. The developed area of this site is approximately 17 acres. The terrain is steep and presents significant issues for both accessibility and fire protection.
3. The main buildings are not accessible by emergency vehicles on two sides. As with the Garber Building existing rock outcroppings and steep terrain prevent improvements to provide adequate fire protection access for this structure.
4. The athletic fields and visitor viewing areas are not accessible. No accessible route has been provided from the campus buildings to the fields. No alternate viewing area has been provided.
5. The current bus loop is at the lowest parking area on the site. There is no accessible route from this 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. This is inconsistent with the recommendations of the Public Schools Facility Construction Guidelines. (section 3.18)
6. The school is currently served by one fire hydrant. This fails to provide the necessary fire protection for this facility.
7. 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.
8. The facility lacks an automated fire detection / alarm system.
9. Exposed wiring has been installed above the ceilings in many locations. This is an unsafe installation practice. All such wiring should be installed in an approved electrical conduit.
10. Handrails for the existing stairs are non-compliant. This presents a safety hazard for individuals with limited disabilities.
11. Many corridors have exposed vinyl asbestos tile. The poor condition of these tiles is a safety hazard.
12. Only two (2) accessible toilet facilities exist in the main 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.
13. Few doors meet accessibility codes. Doors, jambs, and a portion of the adjacent walls would need to be demolished and reinstalled to meet code.
14. 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.
15. Interior signage does not meet contrast requirements; nor does it include Braille. All interior signage must be replaced.
16. Handrails on all stairs are non-compliant. They must be modified or replaced.
17. The building is accessible by fire and emergency vehicles on two sides. The remaining sides are constricted by steep grades or exposed rock outcroppings.
18. The current condition of the primary utility systems serving the main building warrants full replacement of major components:
  - a. Drain, waste and vent
  - b. Domestic hot and cold water
  - c. Hydronic heating system
  - d. Building electrical service
  - e. Building exhaust and ventilation
  - f. Fire alarm system
19. 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.
20. The Music Room is not ADA compliant. It lacks instrument storage and practice rooms.
21. The existing buildings do not have adequate power or cabling to meet the needs of the technology program.
22. Given the age of the building, it does not meet current standards for building insulation. The low U-values in the exterior walls and roof lead to excessive energy consumption.
23. Some of the existing windows have been replaced with energy efficient double pane glazing systems. Others still have the original single pane glazing in steel frames. These contribute to the high energy consumption.

#### **Proposed Solution to Address the Deficiencies Listed 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 cost of operation. 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.

#### **How Urgent is this Project:**

The recently completed masterplan details more than 200 deficiencies. These are areas of the existing facilities that fail to comply

with not only the Public Schools Construction Guidelines, but also international fire, electrical, mechanical and general building codes. The majority of these deficiencies can be classified as extremely urgent. Many are issues directly related to the health and safety of the students and staff.

The existing topography and physical limitations prevent the correction of several critical safety issues. These include a lack of adequate fire department access and no separation of pedestrian and vehicular traffic. The elementary school bus loop has been closed due to a break in the aging water main below the loop. Students are forced to load and unload in the right of way on the adjacent state highway. The high school is served by only one fire hydrant. The elementary school is served by one fire hydrant.

Due to the existence of multiple buildings on each facility site, many of the existing exterior doors must remain open during the school day. This contributes to security and safety concerns for students. There is no single controllable point of entry for either of these schools. This condition cannot be corrected due to limitations on the existing sites.

**What is the Cost Associated with this Issue:** \$21,488,887

**How Does this Project Conform with the Construction Guidelines:**

The new PK-12 facility shall be designed to conform to the Public Schools Facility construction Guidelines. Specific examples follow:  
SECTION ONE

3.1 The new building shall be designed and constructed to meet current building codes. The proposed structure is steel frame with masonry exterior walls. The interior walls will be furred and insulated to meet or exceed values necessary to meet high performance building standards.

3.2 The proposed roof is a single-ply membrane roof. The white color of the TPO membrane will reduce the heat island effect normally found with large roof areas.

3.3 Continuous and unobstructed paths of egress will provide accessible routes areas of refuge or public way. Doors shall open in the direction of the path of egress, have panic hardware when required, and be constructed with fire rated corridors and area separation walls as required by the International Building Code.

3.4 A new water supply shall be provided to the building.

3.5 The new PK-12 will provide building fire alarm systems and fire protection in conformance with the International Fire Code.

3.6 The building will be constructed with asbestos free materials.

3.7 The facility will be equipped with closed circuit video and keycard or keypads to control building access.

3.8 An intercom/phone system with communication devices will be located in all classrooms and throughout the school to provide efficient inter-school communications and communicate with local fire, police and medical agencies during emergency situations.

3.9 The Administration area shall be located to provide visual and physical control and access to the building.

3.10 The electrical systems shall be in conformance with the International and National electrical Codes.

3.11 The mechanical systems providing conditioned air shall be designed to meet the standards outlined by the most current version of ASHRAE 55.

3.12 The proposed HVAC system consists of rooftop mechanical units with ducted supply and return air. This system shall be capable of providing independently controlled zones that enable the building to maintain comfortable levels of temperature, humidity while providing adequate ventilation.

3.13-16 All kitchen, food preparation, toilet facilities and laboratory areas shall conform to the current Colorado Department of Public Health and Environment, Consumer protection Division, 6 CCR 1010-6 "Rules and Regulations Governing Schools."

3.18-19 The proposed site configuration creates separate areas for vehicular and pedestrian circulation. A physical separation shall be provided between automobile drop-off and bus loop areas. The parking areas, outdoor activity areas, walks and exterior circulation will be designed to provide safety and security for the students, parents, staff and community members. The play areas for students are proposed to be located away from the points of vehicular access. The proposed service area is located away from the main entry.

SECTION TWO

The exterior of the building is proposed to be of integral colored masonry units. The interior finishes will be designed to be easily maintained and of durable materials. The design shall minimize the number of load bearing walls to maintain maximum flexibility in the configuration of interior partitions. The campus, interior and exterior, shall conform to the American Disabilities Act and the international building code requirements for accessible facilities.

The space types and sizes shall conform to the program developed by the district and the planning consultants. The program for proposed spaces has been carefully reviewed by the district and is consistent with that outlined in the Public Schools Facility Construction Guidelines. This space summary is fully outlined in the 2011 masterplan by Grey Wolf Architecture. The masterplan further outlines the district's plan for implementation of technology in the new PK-12 facility.

Classrooms are designed for a maximum of 25 students and range in size from 700 square feet to 900 square feet. The rooms are sized to respond to the educational programs proposed for the spaces. They also provide the flexibility required to accommodate fluctuations in student enrollment. Core learning areas (laboratories, music and art rooms) and common/multi-purpose areas are proposed to create flexible environments capable of providing the highest use with maximum efficiency.

The open Commons area will serve as a cafeteria, performance space and gathering space for students. This multi-purpose design philosophy has been incorporated into many aspects of the new PK-12 facility. The main gymnasium will provide the capacity to seat the entire student body. A curtain will provide the ability to simultaneously use the gym for multiple classes or activities. The auxiliary gym serves as both the elementary gym and the wrestling room. Boys and girls locker rooms shall serve as team locker rooms during competitive events.

### SECTION THREE

The cost summary provided has taken into consideration this facility will meet or exceed the current version of “Leadership in Energy and Environmental Design” (LEED Gold for Schools) or “Colorado Collaborative for High Performance Schools” (CO-CHPS), green building and energy efficiency performance standards. The facility shall be designed to reduce operations and maintenance efforts, relieve operational costs, and extend the service life of the districts capital assets.

The proposed two-story structure will have a reduced footprint while minimizing parking areas to reduce the heat island effect. The proposed building orientation takes advantage of opportunities to utilize passive solar techniques while providing daylighting to a large percentage of the classroom spaces.

### SECTION FOUR

The historic structure known as the “Stone Building” shall be incorporated into the new PK-12 campus design. The interior area of the building shall be renovated to accommodate the relocation of the district administrative offices and the school’s art studios. This renovation shall replace the building’s primary utility, mechanical and electrical systems. Infrastructure will be provided to be consistent with the technology plan adopted by the district. Measures will be taken to maximize opportunities to increase the energy efficiency and performance of the existing building shell. Windows shall be replaced; roofing and masonry repaired and walls insulated.

2

#### **How Does the Applicant Plan to Maintain this 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 buildings. 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; 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 bi-annual 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. Develop 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 establish a scope and obtain bidding for subcontractors to provide ongoing service, maintenance and repair of mechanical, electrical, roof and other appropriate systems as recommended by product and manufacturer specifications. The District maintenance supervisor will oversee these subcontractors.
7. Any major non-emergency repairs or maintenance of major systems affecting school operations will be scheduled to take place over summer breaks.
8. Inspections will be established by a pre-determined 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. Proactive Preventative and Predictive Maintenance programs shall be established for the new school. The major components of the programs will include a (a) historical file with documentation on all major systems, photos, records, etc., (b) annual and semi-

annual inspections as appropriate for these systems, (c) corrective action programs, (d) an energy management program, (e) training programs, (f) a self-evaluation process and annual program updates. Major systems will include but not be limited to roofing, boilers, HVAC, electrical, other mechanical, safety (alarms, PA systems, intercoms), kitchen, restrooms, general floors, and gymnasium floors. Records will be maintained electronically for ready access to all appropriate personnel.

10. Rules, procedures, and regulations will be developed for those using the school facilities after hours.

The West End District has reviewed various economic forecasts provided by various media outlets. Based on those forecasts, current state budget cuts, declining property values and as such the West End District believes it is in the best economic interest of the District to contribute an initial amount of \$35,000 to the major mechanical replacement/repair via the capital reserve fund in the 2012-2013 school year. The District will contribute \$35,000 in subsequent years as well.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time, Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

Several conditions and factors have led to the request for the replacement of the existing school facilities. The recently completed masterplan details the condition of the existing facilities.

**BACKGROUND**

The communities of Nucla and Naturita grew during the time of the uranium production. The existing school facilities were built to accommodate that growth. The population of the area peaked during the 1960's before beginning the gradual decline that has led to the current enrollment. At its peak the district enrollment was 1250. As the uranium production ceased, the general population declined. Families left the area to seek employment elsewhere. This led to a drop in the student enrollment. With the drop in enrollment, there was a drop in the district income. They worked to keep the facilities open and operational for years past a state of usefulness.

The existing school facilities were built over a period of many years. They were constructed during a time when energy conservation was not a high priority. Technologies and products that exist today were not available. The original high school facility was constructed in 1954. While many of the windows have been replaced with more efficient units, the walls remain underinsulated. The energy loss through the walls is tremendous. The most recent addition to the junior/senior high school was completed in 1978. The last addition to the Naturita Elementary School was completed in 1996. While the new addition was built to meet the codes in place at the time, it represents a small portion of the total facility. The total performance of the building falls well below standards identified by Energy Star, COCHPS, or LEED.

**ACTIONS TAKEN**

The district has used some creative opportunities to try to improve the condition of their schools. They entered into a lease agreement with a mechanical HVAC company to provide new heating units and ductwork for the old Nucla Elementary School. These were poorly designed and left the district with an exposed system that was non-operational in a few years.

Faced with a declining enrollment, the district engaged the services of Grey Wolf Architecture to assess the condition of the existing school facilities. The masterplan completed in 2004 focused on both short range and long range options to address safety concerns, improve the interior environment and reduce operating costs while improving the educational adequacy of the existing facilities. The long range recommendation was to create a consolidated PK-12 campus. The district hired the Blythe Group to update the 2004 masterplan. That plan, completed in 2010, ultimately led to the same conclusion and recommendation for a consolidated PK-12 campus. Primary contributing factors include:

- A physical topography that prohibits fire department access and construction of accessible (ADA) routes to all the school facilities.
- Renovation of the existing structural, HVAC, electrical, lighting and educational adequacy conditions that exceed the recommended percentages for new vs. renovation.

**RECOMMENDATION**

The consolidated PK-12 campus will reduce the district's energy cost and consumption through greater efficiencies, reduced floor area, and implementation of improved technologies. The new facility will meet or exceed the requirements set forth by the COCHPS or LEED programs. The interior spaces will provide more natural daylight, improved indoor air quality, greater accessibility, and higher space utilization through multi-purposed design, integration of green building materials, updated technology infrastructure and more evenly distributed light. The newly constructed site will safely accommodate multiple types of vehicular and pedestrian traffic, provide improved fire access, and create accessibility that does not exist in the current facilities.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

\$35,000

**CDE Comments:**

THIS PROJECT WAS APPLIED FOR IN 2010 BUT NOT RECOMMENDED MAINLY DUE TO PLANNING AND SCOPE.

FOR THE CURRENT GRANT CYCLE THE DISTRICT HAS REDUCED BOTH THE COST/SF (FROM \$295/SF TO \$274/SF) AND THE SF/PUPIL (FROM 278 SF/STUDENT TO 263 SF/STUDENT).

|  |                |                                     |             |
|--|----------------|-------------------------------------|-------------|
| <b>Funded FTE Count:</b>                                       | 298.00         | <b>Bonded Debt Approved:</b>        |             |
| <b>Assessed Valuation:</b>                                     | 45092155       | <b>Year Bond Election Passed:</b>   |             |
| <b>PPAV:</b>   | \$151,265.00   | <b>Bonded Debt Failed:</b>          |             |
| <b>Bonded Debt:</b>  | \$0.00         | <b>Year Bond Election Failed:</b>   |             |
| <b>Total Bonding Capacity:</b>                                 | \$9,018,431.00 | <b>2010 Bond Election Results:</b>  | NA          |
| <b>% of Bonding Capacity Used:</b>                             | 0.00%          | <b>Median Household Income:</b>     | \$14,061.00 |
| <b>Bond Capacity Remaining:</b>                                | \$9,018,431.00 | <b>Free or Reduced Lunch %:</b>     | 58.52%      |
| <b>Existing Bond Mill Levy:</b>                                | 0              | <b>State Financial Watch:</b>       | No          |
| <b>Who Owns the Facility:</b>                                  | District       | <b>Charter School Fund Balance:</b> | NA          |
| <b>If it's a 3rd Party Explain:</b>                            |                | <b>Charter Authorizer Letter:</b>   | No          |
|  |                | <b>Charter 3 Month Notice:</b>      | No          |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No             | <b>Charter Chartered for 5 Yrs:</b> | No          |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                | <b>Year Built:</b>                  | 1971, 1938  |
|  |                |                                     |             |
| <b>NA</b>  |                |                                     |             |

|                                    |                        |                                    |                        |
|------------------------------------|------------------------|------------------------------------|------------------------|
| <b>Current Grant Request:</b>      | <b>\$13,096,724.00</b> | <b>Affected Sq Ft:</b>             | 77,070.00              |
| <b>Current Applicant Match:</b>    | <b>\$9,101,113.00</b>  | <b>Master Plan Completed:</b>      | Yes                    |
| <b>Current Total Project Cost:</b> | <b>\$22,197,837.00</b> | <b>CDE Minimum Match %:</b>        | 41                     |
| <b>Previous Grant Awards:</b>      | 0                      | <b>Actual Match % Provided:</b>    | 41                     |
| <b>Previous Matches:</b>           | 0                      | <b>Was a Waiver Required:</b>      | Yes                    |
| <b>Future Grant Requests:</b>      | 0                      | <b>Stautory Waiver:</b>            | Yes                    |
| <b>Future Matches:</b>             | 0                      | <b>FCI:</b>                        | 60.68%                 |
| <b>Total for all Phases:</b>       | \$21,140,797.00        | <b>CFI:</b>                        | 81.00%                 |
| <b>Cost Per Pupil:</b>             | \$74,487.00            | <b>Inflation:</b>                  | 3                      |
| <b>Cost Per Sq Ft:</b>             | \$274.00               | <b>Historical Significance:</b>    | Yes-Deemed Significant |
| <b>Red Flags for Discussion:</b>   | None                   | <b>Does this Qualify For HPCP:</b> | Required               |
| <b>Red Flags Explain:</b>          |                        |                                    |                        |



# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## WESTMINSTER 50 - Fairview Drive ES - New ES

### School Name: Fairview Drive ES

|                              |             |
|------------------------------|-------------|
| Number of Buildings:         | 2           |
| All or Portion built by WPA: | No          |
| Gross Area (SF):             | 32,672      |
| Replacement Value:           | \$7,293,454 |
| Condition Budget:            | \$4,601,894 |
| Total FCI:                   | 63.10%      |
| Energy Budget:               | \$11,435    |
| Suitability Budget:          | \$2,118,000 |
| Total RSLI:                  | 11%         |
| Total CFI:                   | 92.3%       |
| Condition Score: (60%)       | 3.03        |
| Energy Score: (0%)           | 1.44        |
| Suitability Score: (40%)     | 3.53        |
| School Score:                | 3.23        |



## WESTMINSTER 50 - Metz ES - New ES

### School Name: Metz ES

|                              |             |
|------------------------------|-------------|
| Number of Buildings:         | 3           |
| All or Portion built by WPA: | No          |
| Gross Area (SF):             | 33,736      |
| Replacement Value:           | \$7,607,740 |
| Condition Budget:            | \$4,962,789 |
| Total FCI:                   | 65.23%      |
| Energy Budget:               | \$0         |
| Suitability Budget:          | \$1,750,800 |
| Total RSLI:                  | 15%         |
| Total CFI:                   | 88.2%       |
| Condition Score: (60%)       | 3.19        |
| Energy Score: (0%)           | 2.50        |
| Suitability Score: (40%)     | 3.84        |
| School Score:                | 3.45        |





# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** WESTMINSTER 50

**Sort Order #:** 129

**County:** ADAMS

**Applicant Priority #:** 1

**Project Title:** New ES

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

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

The new 2011 facility master plan for the district calls for the decommissioning of Metz and Fairview elementary schools and the building of a new 85,000 sq. ft. elementary school on the present Clear Lake Middle School site. Current enrollment at Fairview is 375, and Metz is 397 students. The district's student growth has been stable the last few years after many years of decline, and we do not expect growth. The district is at its bonding capacity. Our successful 2006 bond election for 98 million was the maximum allowed. Due to this restriction we will not have the opportunity to build a new elementary without a grant from the state for many years.

**Issue:** New School

## Deficiencies Associated with this Issue:

1. Both Metz and Fairview elementary have safety issues with inadequate bus/parent/student drop off zones. There is one drop off area for buses and cars. Cars are parked up and down the street in front of the school. Pedestrians walk between vehicles (see pictures).
2. There have been five complaints about possible mold at Metz Elementary since 2002. In 2003 a laboratory analysis found Aspergillus mold in the lounge. In 2009 the district had drywall removed from the basement of Metz for mold remediation. This required asbestos abatement of the drywall. Many of the areas have carpet installed over carpet, which provides an optimum area for mold to grow. To removal the carpet would require asbestos abatement.
3. Metz has only one set of restrooms available to the students in the building.
4. There have been 11 complaints of mold and/or indoor air quality issues at Fairview. The building has been tested for mold many times, as well as for radon, asbestos, air, and water sampling yet the illness/complaints keep coming. Many of the areas have carpet installed over carpet, which provides an optimum area for mold to grow. To removal the carpet would require asbestos abatement.
5. Fairview has seven modular classrooms on the site. These are not the best classroom learning situations for students.
6. Metz needs the following upgrades: Remove/replace mechanical system, electrical upgrades, replace roof, safety/remodel, replace windows, replace flooring, upgrade interior/exterior finishes, energy saving upgrades, increase storage. Metz has a FCI of 63.26 and a condition score of 1.84 by the state assessment complete in 2009. The state's condition budget summary is \$4,627,346.
7. Fairview needs the following upgrades: Remove/replace mechanical system, electrical upgrades, replace roof, safety/remodel, replace windows, replace flooring, upgrade interior/exterior finishes, energy saving upgrades, increase storage. Fairview has a FCI of 60.95 and a condition score of 1.95 by the state assessment complete in 2009. The state's condition budget summary is \$4,266,687.
8. Metz is overcrowded. To retain all current programs, and meet district standards of 24 students per class, the school has maximum capacity of 360 students. There are presently 397 students enrolled. At present, closets are being used as learning spaces.
9. Berkeley Gardens Elementary, Baker Elementary, Westminster Hills Elementary are decommissioned buildings that are a liability to the district. Fairview Elementary and Metz Elementary will be decommissioned if this grant is approved. Empty buildings still require upkeep that drains funds and personnel from active buildings in the district. (Roof repairs, landscape upkeep, snow removal, utility costs, etc.) The empty buildings also attract vandals and vagrants. Attempts by the district to sell decommissioned buildings has been unsuccessful in the past.

## Proposed Solution to Address the Deficiencies Listed Above:

Demolish the existing Clear Lake Middle School building, and build a new elementary on that site. The site is owned by Adams County School District 50. The new elementary would be 85,000 sq. ft. and have a student capacity of 650-700. The new elementary would be similar in number of classroom and spaces to our newest elementary, Hodgkins Elementary, that was completed in 2008. We would increase the gym and cafeteria size. District personnel will be the owner's representative for the project. This was the process that was used for the construction of the last two schools (2008 and 2010).

A design team will be selected. The process will include posting for RFQ's in trade and local publications, rating the applicants' qualifications according to district set standards (years in service, number of school projects designed, dollar amount of work designed, etc.) The top qualifiers will then be allowed send in proposals for the project. The proposals will be reviewed (and possibly interviewed) by a committee. A design team will then be selected.

The project also calls for the demolition of Metz Elementary, Fairview Elementary, Berkeley Gardens Elementary (decommissioned), Baker Elementary (decommissioned), and Westminster Hills Elementary (decommissioned). The demolition of these building added \$2,603,385 to the project (see budget). The district would be willing to remove this portion of the grant if the State is not willing to fund it.

**How Urgent is this Project:**

This grant request is somewhat urgent due to the health and safety deficiencies of the other two elementary, the overcrowding, and lack of bonding capacity of the district. The district has just completed two buildings since 2008, and has the momentum in place for building schools now.

**What is the Cost Associated with this Issue:** \$2,303,6310

**How Does this Project Conform with the Construction Guidelines:**

The district will conform to the Public School Construction Guidelines in their entirety. Considerations for high performance design are: recycled construction products on the job site, geo-thermal heating and cooling, photo voltaic energy, heat recovery, thermal comfort, low emitting materials – to include flooring, paints and coatings, natural day lighting, lighting controls, light dimming systems, automated building management systems for lighting and mechanical, low flow plumbing fixtures where applicable, IAQ management during construction, innovative design.

At this time we have not contacted GEO for energy options. If awarded the construction team will work within LEED guidelines, will contact the GEO and explore CO CHPS for design parameters

**How Does the Applicant Plan to Maintain this Project if it is Awarded:**

The district will require a warranty on the building, and a 30 year warranty on the roof. The district maintains all buildings through recurring capital reserve funds for areas such as painting, roof repair, asphalt repair, concrete repair. The district's capital reserve budget for Maintenance, Custodial and Grounds projects averages between \$636,000- \$967,000. The district also allocates general fund dollars for as-needs repairs such as bleachers, glass, carpentry, electrical, HVAC, keys and door.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time. Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

Clear Lake Middle School is presently on the site. This building was built new by the school district in 1958. It was adequate for the district's needs at that time. The building is no longer needed for our current student population. (The students who would attend this school were moved into the Ranum school building to create Ranum Middle School.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

\$50,000

**CDE Comments:**

THIS PROJECT WAS APPLIED FOR IN 2010 BUT NOT RECOMMENDED MAINLY DUE TO PLANNING AND SCOPE.

DISTRICT WOULD UTILIZE INTERNAL STAFF TO COORDINATE THIS PROJECT. PLEASE NOTE THE DISTRICT IS ALSO REQUESTING THE DEMOLITION OF ALL AFFECTED (2) EXISTING FACILITIES, METZ AND FAIRVIEW. THEY HAVE ALSO INCLUDED THE DEMOLITION OF 3 CURRENTLY DECOMMISSIONED FACILITES. DEMOLITION COSTS ARE APPROXIMATELY \$1,368,380 FOR THE FIVE SCHOOLS.

|  |                  |                                     |                 |
|--|------------------|-------------------------------------|-----------------|
| <b>Funded FTE Count:</b>                                       | 9,018.00         | <b>Bonded Debt Approved:</b>        | \$98,600,000.00 |
| <b>Assessed Valuation:</b>                                     | 518806580        | <b>Year Bond Election Passed:</b>   | 06              |
| <b>PPAV:</b>   | \$57,529.00      | <b>Bonded Debt Failed:</b>          |                 |
| <b>Bonded Debt:</b>  | \$102,290,000.00 | <b>Year Bond Election Failed:</b>   |                 |
| <b>Total Bonding Capacity:</b>                                 | \$103,761,316.00 | <b>2010 Bond Election Results:</b>  | NA              |
| <b>% of Bonding Capacity Used:</b>                             | 99.00%           | <b>Median Household Income:</b>     | \$19,552.00     |
| <b>Bond Capacity Remaining:</b>                                | \$1,471,316.00   | <b>Free or Reduced Lunch %:</b>     | 75.69%          |
| <b>Existing Bond Mill Levy:</b>                                | 16.465           | <b>State Financial Watch:</b>       | No              |
| <b>Who Owns the Facility:</b>                                  | District         | <b>Charter School Fund Balance:</b> | NA              |
| <b>If it's a 3rd Party Explain:</b>                            |                  | <b>Charter Authorizer Letter:</b>   | No              |
|  |                  | <b>Charter 3 Month Notice:</b>      | No              |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No               | <b>Charter Chartered for 5 Yrs:</b> | No              |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                  | <b>Year Built:</b>                  | 1956, 1960      |

N/A

**Current Grant Request:** \$18,953,434.00  
**Current Applicant Match:** \$5,345,840.00  
**Current Total Project Cost:** \$24,299,274.00  
**Previous Grant Awards:** 0  
**Previous Matches:** 0  
**Future Grant Requests:** 0  
**Future Matches:** 0  
**Total for all Phases:** \$23,142,166.00  
**Cost Per Pupil:** \$32,909.00  
**Cost Per Sq Ft:** \$272.00  
**Red Flags for Discussion:** None  
**Red Flags Explain:**

**Affected Sq Ft:** 85,000.00  
**Master Plan Completed:** Yes  
**CDE Minimum Match %:** 22  
**Actual Match % Provided:** 22  
**Was a Waiver Required:** N/A  
**Statutory Waiver:**  
**FCI:** 64.17%  
**CFI:** 90.25%  
**Inflation:** 0  
**Historical Significance:** Yes-Granted Exemption  
**Does this Qualify For HPCP:** Required

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DENVER 1 - Amesse ES - Address Air and Water Quality in Multiple Schools

School Name: Amesse ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 68,755       |
| Replacement Value:           | \$16,210,651 |
| Condition Budget:            | \$9,977,085  |
| Total FCI:                   | 61.55%       |
| Energy Budget:               | \$24,064     |
| Suitability Budget:          | \$7,255,700  |
| Total RSLI:                  | 9%           |
| Total CFI:                   | 106%         |
| Condition Score: (60%)       | 3.01         |
| Energy Score: (0%)           | 1.83         |
| Suitability Score: (40%)     | 3.38         |
| School Score:                | 3.16         |



## DENVER 1 - Cheltenham ES - Address Air and Water Quality in Multiple Schools

School Name: Cheltenham ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 75,796       |
| Replacement Value:           | \$17,873,604 |
| Condition Budget:            | \$12,365,952 |
| Total FCI:                   | 69.19%       |
| Energy Budget:               | \$26,529     |
| Suitability Budget:          | \$3,368,100  |
| Total RSLI:                  | 10%          |
| Total CFI:                   | 88.2%        |
| Condition Score: (60%)       | 3.08         |
| Energy Score: (0%)           | 1.35         |
| Suitability Score: (40%)     | 4.22         |
| School Score:                | 3.54         |



**Q#120.3** - The system and plumbing fixtures are functioning and in use but are showing signs of age. Score: 3 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 - Eagleton ES - Address Air and Water Quality in Multiple Schools

School Name: Eagleton ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 47,119       |
| Replacement Value:           | \$11,279,555 |
| Condition Budget:            | \$6,897,781  |
| Total FCI:                   | 61.15%       |
| Energy Budget:               | \$16,492     |
| Suitability Budget:          | \$2,778,200  |
| Total RSLI:                  | 21%          |
| Total CFI:                   | 85.9%        |
| Condition Score: (60%)       | 2.97         |
| Energy Score: (0%)           | 1.73         |
| Suitability Score: (40%)     | 4.04         |
| School Score:                | 3.40         |





# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DENVER 1 – Ford ES - Address Air and Water Quality in Multiple Schools

School Name: Ford ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 73,131       |
| Replacement Value:           | \$17,205,966 |
| Condition Budget:            | \$11,564,719 |
| Total FCI:                   | 67.21%       |
| Energy Budget:               | \$25,596     |
| Suitability Budget:          | \$5,715,900  |
| Total RSLI:                  | 21%          |
| Total CFI:                   | 101%         |
| Condition Score: (60%)       | 2.98         |
| Energy Score: (0%)           | 1.44         |
| Suitability Score: (40%)     | 3.86         |
| School Score:                | 3.33         |



## DENVER 1 – Valdez ES - Address Air and Water Quality in Multiple Schools

School Name: Valdez ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 73,818       |
| Replacement Value:           | \$17,434,804 |
| Condition Budget:            | \$10,217,546 |
| Total FCI:                   | 58.60%       |
| Energy Budget:               | \$25,836     |
| Suitability Budget:          | \$5,550,200  |
| Total RSLI:                  | 16%          |
| Total CFI:                   | 90.6%        |
| Condition Score: (60%)       | 2.85         |
| Energy Score: (0%)           | 1.54         |
| Suitability Score: (40%)     | 4.08         |
| School Score:                | 3.34         |



## DENVER 1 – Asbury ES - Address Air and Water Quality in Multiple Schools

School Name: Asbury ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 43,610       |
| Replacement Value:           | \$10,331,852 |
| Condition Budget:            | \$8,460,227  |
| Total FCI:                   | 81.88%       |
| Energy Budget:               | \$15,264     |
| Suitability Budget:          | \$4,058,700  |
| Total RSLI:                  | 3%           |
| Total CFI:                   | 121%         |
| Condition Score: (60%)       | 2.69         |
| Energy Score: (0%)           | 1.92         |
| Suitability Score: (40%)     | 3.70         |
| School Score:                | 3.09         |



**Q#120.3** - The system and fixtures are mostly in poor condition and not functioning. Score: 2 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DENVER 1 - Expeditionary Learning School (BOCES) - Address Air and Water Quality in Multiple Schools

School Name: Expeditionary Learning School

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 46,765       |
| Replacement Value:           | \$13,454,158 |
| Condition Budget:            | \$5,293,523  |
| Total FCI:                   | 39.34%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$2,753,600  |
| Total RSLI:                  | 24%          |
| Total CFI:                   | 59.8%        |
| Condition Score: (60%)       | 2.99         |
| Energy Score: (0%)           | 0.83         |
| Suitability Score: (40%)     | 4.25         |
| School Score:                | 3.50         |



**Q#120.3** - The system and fixtures are mostly in poor condition and not functioning. Score: 2 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 – Ashley ES - Address Air and Water Quality in Multiple Schools

School Name: Ashley ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 51,328       |
| Replacement Value:           | \$12,042,063 |
| Condition Budget:            | \$6,958,052  |
| Total FCI:                   | 57.78%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$1,726,500  |
| Total RSLI:                  | 11%          |
| Total CFI:                   | 72.1%        |
| Condition Score: (60%)       | 2.51         |
| Energy Score: (0%)           | 2.60         |
| Suitability Score: (40%)     | 4.35         |
| School Score:                | 3.25         |



**Q#120.3** - The system and fixtures are unsatisfactory. Score: 1 **Q#121** - Readings for Lead AND/OR Copper levels exceed the Action Levels prescribed by the State of Colorado (0.015 mg/L for Lead and 1.3 mg/L for Copper) Score: 1

## DENVER 1 – Barnum ES - Address Air and Water Quality in Multiple Schools

School Name: Barnum ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 80,271       |
| Replacement Value:           | \$19,316,961 |
| Condition Budget:            | \$6,531,778  |
| Total FCI:                   | 33.81%       |
| Energy Budget:               | \$28,095     |
| Suitability Budget:          | \$491,300    |
| Total RSLI:                  | 25%          |
| Total CFI:                   | 36.5%        |
| Condition Score: (60%)       | 3.34         |
| Energy Score: (0%)           | 2.50         |
| Suitability Score: (40%)     | 4.73         |
| School Score:                | 3.90         |



**Q#120.3** - The system and plumbing fixtures are in good condition. Score: 4 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5



# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DENVER 1 – Barrett ES - Address Air and Water Quality in Multiple Schools

School Name: Barrett ES

|                              |             |
|------------------------------|-------------|
| Number of Buildings:         | 1           |
| All or Portion built by WPA: | No          |
| Gross Area (SF):             | 41,709      |
| Replacement Value:           | \$9,961,765 |
| Condition Budget:            | \$8,024,551 |
| Total FCI:                   | 80.55%      |
| Energy Budget:               | \$0         |
| Suitability Budget:          | \$3,123,500 |
| Total RSLI:                  | 0%          |
| Total CFI:                   | 112%        |
| Condition Score: (60%)       | 2.85        |
| Energy Score: (0%)           | 0.83        |
| Suitability Score: (40%)     | 3.56        |
| School Score:                | 3.13        |



**Q#120.3** - The system and fixtures are mostly in poor condition and not functioning. Score: 2 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 – Bromwell ES - Address Air and Water Quality in Multiple Schools

School Name: Bromwell ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 39,622       |
| Replacement Value:           | \$15,293,106 |
| Condition Budget:            | \$5,225,563  |
| Total FCI:                   | 34.17%       |
| Energy Budget:               | \$13,868     |
| Suitability Budget:          | \$2,292,600  |
| Total RSLI:                  | 18%          |
| Total CFI:                   | 49.3%        |
| Condition Score: (60%)       | 2.62         |
| Energy Score: (0%)           | 1.44         |
| Suitability Score: (40%)     | 4.10         |
| School Score:                | 3.21         |



**Q#120.3** - The system and fixtures are unsatisfactory. Score: 1 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 – Brown ES - Address Air and Water Quality in Multiple Schools

School Name: Brown ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 70,664       |
| Replacement Value:           | \$16,746,896 |
| Condition Budget:            | \$10,407,485 |
| Total FCI:                   | 62.15%       |
| Energy Budget:               | \$24,732     |
| Suitability Budget:          | \$4,181,400  |
| Total RSLI:                  | 16%          |
| Total CFI:                   | 87.3%        |
| Condition Score: (60%)       | 2.92         |
| Energy Score: (0%)           | 1.73         |
| Suitability Score: (40%)     | 3.95         |
| School Score:                | 3.33         |



**Q#120.3** - The system and plumbing fixtures are functioning and in use but are showing signs of age. Score: 3 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DENVER 1 - Bryant Webster K-8 School - Address Air and Water Quality in Multiple Schools

**School Name: Bryant Webster K-8 School**

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 60,918       |
| Replacement Value:           | \$18,150,421 |
| Condition Budget:            | \$10,756,375 |
| Total FCI:                   | 59.26%       |
| Energy Budget:               | \$21,321     |
| Suitability Budget:          | \$4,538,400  |
| Total RSLI:                  | 14%          |
| Total CFI:                   | 84.4%        |
| Condition Score: (60%)       | 2.90         |
| Energy Score: (0%)           | 1.63         |
| Suitability Score: (40%)     | 3.75         |
| School Score:                | 3.24         |



**Q#120.3** - The system and plumbing fixtures are functioning and in use but are showing signs of age. Score: 3 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 – Carson ES - Address Air and Water Quality in Multiple Schools

**School Name: Carson ES**

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 49,287       |
| Replacement Value:           | \$11,632,929 |
| Condition Budget:            | \$5,821,540  |
| Total FCI:                   | 50.04%       |
| Energy Budget:               | \$17,250     |
| Suitability Budget:          | \$2,430,600  |
| Total RSLI:                  | 16%          |
| Total CFI:                   | 71.1%        |
| Condition Score: (60%)       | 2.90         |
| Energy Score: (0%)           | 1.54         |
| Suitability Score: (40%)     | 4.00         |
| School Score:                | 3.34         |



**Q#120.3** - The system and plumbing fixtures are functioning and in use but are showing signs of age. Score: 3 **Q#121** - Readings for Lead AND/OR Copper levels exceed the Action Levels prescribed by the State of Colorado (0.015 mg/L for Lead and 1.3 mg/L for Copper) Score: 1

## DENVER 1 – Colfax ES - Address Air and Water Quality in Multiple Schools

**School Name: Colfax ES**

|                              |             |
|------------------------------|-------------|
| Number of Buildings:         | 1           |
| All or Portion built by WPA: | No          |
| Gross Area (SF):             | 40,722      |
| Replacement Value:           | \$9,709,939 |
| Condition Budget:            | \$3,250,784 |
| Total FCI:                   | 33.48%      |
| Energy Budget:               | \$14,253    |
| Suitability Budget:          | \$2,026,000 |
| Total RSLI:                  | 15%         |
| Total CFI:                   | 54.5%       |
| Condition Score: (60%)       | 2.96        |
| Energy Score: (0%)           | 2.12        |
| Suitability Score: (40%)     | 3.92        |
| School Score:                | 3.35        |



**Q#120.3** - The system and plumbing fixtures are functioning and in use but are showing signs of age. Score: 3 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5



# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DENVER 1 – Cory ES - Address Air and Water Quality in Multiple Schools

School Name: Cory ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 48,048       |
| Replacement Value:           | \$11,323,507 |
| Condition Budget:            | \$6,194,015  |
| Total FCI:                   | 54.70%       |
| Energy Budget:               | \$16,817     |
| Suitability Budget:          | \$3,579,900  |
| Total RSLI:                  | 19%          |
| Total CFI:                   | 86.5%        |
| Condition Score: (60%)       | 2.97         |
| Energy Score: (0%)           | 1.63         |
| Suitability Score: (40%)     | 3.72         |
| School Score:                | 3.27         |



**Q#120.3** - The system and plumbing fixtures are functioning and in use but are showing signs of age. Score: 3 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 – Cowell ES - Address Air and Water Quality in Multiple Schools

School Name: Cowell ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 57,794       |
| Replacement Value:           | \$13,835,753 |
| Condition Budget:            | \$9,183,113  |
| Total FCI:                   | 66.37%       |
| Energy Budget:               | \$20,228     |
| Suitability Budget:          | \$3,195,300  |
| Total RSLI:                  | 18%          |
| Total CFI:                   | 89.6%        |
| Condition Score: (60%)       | 2.94         |
| Energy Score: (0%)           | 1.92         |
| Suitability Score: (40%)     | 3.90         |
| School Score:                | 3.33         |



**Q#120.3** - The system and plumbing fixtures are functioning and in use but are showing signs of age. Score: 3 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 – Denver Venture School - Address Air and Water Quality in Multiple Schools

School Name: Denver Venture School

|                              |             |
|------------------------------|-------------|
| Number of Buildings:         | 1           |
| All or Portion built by WPA: | No          |
| Gross Area (SF):             | 28,282      |
| Replacement Value:           | \$8,356,196 |
| Condition Budget:            | \$6,439,323 |
| Total FCI:                   | 77.06%      |
| Energy Budget:               | \$0         |
| Suitability Budget:          | \$3,018,300 |
| Total RSLI:                  | 1%          |
| Total CFI:                   | 113%        |
| Condition Score: (60%)       | 2.69        |
| Energy Score: (0%)           | 0.83        |
| Suitability Score: (40%)     | 3.57        |
| School Score:                | 3.04        |



**Q#120.3** - The system and fixtures are mostly in poor condition and not functioning. Score: 2 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DENVER 1 – Denver Center for International Studies - Address Air and Water Quality in Multiple Schools

School Name: Denver Ctr for Intl Studies

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 142,860      |
| Replacement Value:           | \$36,614,352 |
| Condition Budget:            | \$20,306,250 |
| Total FCI:                   | 55.46%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$10,019,700 |
| Total RSLI:                  | 12%          |
| Total CFI:                   | 82.8%        |
| Condition Score: (60%)       | 3.19         |
| Energy Score: (0%)           | 0.83         |
| Suitability Score: (40%)     | 4.11         |
| School Score:                | 3.56         |



**Q#120.3** - The system and fixtures are mostly in poor condition and not functioning. Score: 2 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 – Denison ES - Address Air and Water Quality in Multiple Schools

School Name: Denison ES (Montessori)

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 52,718       |
| Replacement Value:           | \$12,420,599 |
| Condition Budget:            | \$8,438,817  |
| Total FCI:                   | 67.94%       |
| Energy Budget:               | \$18,451     |
| Suitability Budget:          | \$4,672,400  |
| Total RSLI:                  | 34%          |
| Total CFI:                   | 106%         |
| Condition Score: (60%)       | 2.77         |
| Energy Score: (0%)           | 1.73         |
| Suitability Score: (40%)     | 3.57         |
| School Score:                | 3.09         |



**Q#120.3** - The system and plumbing fixtures are functioning and in use but are showing signs of age. Score: 3 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 – Doull ES - Address Air and Water Quality in Multiple Schools

School Name: Doull ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 69,493       |
| Replacement Value:           | \$16,361,482 |
| Condition Budget:            | \$12,365,865 |
| Total FCI:                   | 75.58%       |
| Energy Budget:               | \$24,323     |
| Suitability Budget:          | \$2,347,900  |
| Total RSLI:                  | 9%           |
| Total CFI:                   | 90.1%        |
| Condition Score: (60%)       | 2.80         |
| Energy Score: (0%)           | 1.44         |
| Suitability Score: (40%)     | 4.22         |
| School Score:                | 3.37         |



**Q#120.3** - The system and plumbing fixtures are functioning and in use but are showing signs of age. Score: 3 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5



# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DENVER 1 - Ebert ES (Polaris) - Address Air and Water Quality in Multiple Schools

School Name: Ebert ES (Polaris)

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 52,319       |
| Replacement Value:           | \$12,336,119 |
| Condition Budget:            | \$7,403,022  |
| Total FCI:                   | 60.01%       |
| Energy Budget:               | \$18,312     |
| Suitability Budget:          | \$1,651,400  |
| Total RSLI:                  | 9%           |
| Total CFI:                   | 73.5%        |
| Condition Score: (60%)       | 3.01         |
| Energy Score: (0%)           | 2.21         |
| Suitability Score: (40%)     | 4.29         |
| School Score:                | 3.52         |



**Q#120.3** - The system and plumbing fixtures are functioning and in use but are showing signs of age. Score: 3 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 – Edison ES - Address Air and Water Quality in Multiple Schools

School Name: Edison ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 53,207       |
| Replacement Value:           | \$12,621,909 |
| Condition Budget:            | \$9,330,812  |
| Total FCI:                   | 73.93%       |
| Energy Budget:               | \$18,622     |
| Suitability Budget:          | \$1,877,600  |
| Total RSLI:                  | 9%           |
| Total CFI:                   | 88.9%        |
| Condition Score: (60%)       | 3.12         |
| Energy Score: (0%)           | 1.83         |
| Suitability Score: (40%)     | 4.27         |
| School Score:                | 3.58         |



**Q#120.3** - The system and plumbing fixtures are functioning and in use but are showing signs of age. Score: 3 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 – Ellis ES - Address Air and Water Quality in Multiple Schools

School Name: Ellis ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 68,902       |
| Replacement Value:           | \$14,067,318 |
| Condition Budget:            | \$6,243,942  |
| Total FCI:                   | 44.39%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$5,948,200  |
| Total RSLI:                  | 16%          |
| Total CFI:                   | 86.7%        |
| Condition Score: (60%)       | 3.23         |
| Energy Score: (0%)           | 2.40         |
| Suitability Score: (40%)     | 3.68         |
| School Score:                | 3.41         |



**Q#120.3** - The system and plumbing fixtures are functioning and in use but are showing signs of age. Score: 3 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

-Facilities Affected By This Grant Application-

## DENVER 1 - Fairmont K-8 School - Address Air and Water Quality in Multiple Schools

**School Name: Fairmont K-8 School**

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 63,678       |
| Replacement Value:           | \$15,002,037 |
| Condition Budget:            | \$8,534,357  |
| Total FCI:                   | 56.89%       |
| Energy Budget:               | \$22,287     |
| Suitability Budget:          | \$7,771,900  |
| Total RSLI:                  | 15%          |
| Total CFI:                   | 109%         |
| Condition Score: (60%)       | 2.88         |
| Energy Score: (0%)           | 2.02         |
| Suitability Score: (40%)     | 3.54         |
| School Score:                | 3.15         |



**Q#120.3** - The system and fixtures are mostly in poor condition and not functioning. Score: 2 **Q#121** - NA

## DENVER 1 - Fairview ES - Address Air and Water Quality in Multiple Schools

**School Name: Fairview ES**

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 2            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 54,510       |
| Replacement Value:           | \$11,445,204 |
| Condition Budget:            | \$3,265,870  |
| Total FCI:                   | 28.53%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$2,081,600  |
| Total RSLI:                  | 27%          |
| Total CFI:                   | 46.7%        |
| Condition Score: (60%)       | 3.74         |
| Energy Score: (0%)           | 3.27         |
| Suitability Score: (40%)     | 4.12         |
| School Score:                | 3.89         |



**Q#120.3** - The system and plumbing fixtures are in good condition. Score: 4 **Q#121** - NA

## DENVER 1 – Denver Green School (formerly Fallis ES) - Address Air and Water Quality in Multiple Schools

**School Name: Fallis ES (Vacant)**

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 54,140       |
| Replacement Value:           | \$13,384,247 |
| Condition Budget:            | \$8,617,382  |
| Total FCI:                   | 64.38%       |
| Energy Budget:               | \$18,949     |
| Suitability Budget:          | \$0          |
| Total RSLI:                  | 8%           |
| Total CFI:                   | 64.5%        |
| Condition Score: (60%)       | 3.13         |
| Energy Score: (0%)           | 1.54         |
| Suitability Score: (40%)     | N/A          |
| School Score:                | 1.88         |



**Q#120.3** - The system and plumbing fixtures are functioning and in use but are showing signs of age. Score: 3 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5



# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DENVER 1 – Force ES - Address Air and Water Quality in Multiple Schools

School Name: Force ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 69,741       |
| Replacement Value:           | \$16,417,974 |
| Condition Budget:            | \$12,328,228 |
| Total FCI:                   | 75.09%       |
| Energy Budget:               | \$24,409     |
| Suitability Budget:          | \$4,767,200  |
| Total RSLI:                  | 10%          |
| Total CFI:                   | 104%         |
| Condition Score: (60%)       | 2.95         |
| Energy Score: (0%)           | 1.54         |
| Suitability Score: (40%)     | 3.76         |
| School Score:                | 3.28         |



**Q#120.3** - The system and fixtures are mostly in poor condition and not functioning. Score: 2 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 - Gilpin K-8 School - Address Air and Water Quality in Multiple Schools

School Name: Gilpin K-8 School

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 78,133       |
| Replacement Value:           | \$18,802,458 |
| Condition Budget:            | \$15,138,874 |
| Total FCI:                   | 80.52%       |
| Energy Budget:               | \$27,347     |
| Suitability Budget:          | \$5,731,900  |
| Total RSLI:                  | 0%           |
| Total CFI:                   | 111%         |
| Condition Score: (60%)       | 2.75         |
| Energy Score: (0%)           | 1.44         |
| Suitability Score: (40%)     | 3.55         |
| School Score:                | 3.07         |



**Q#120.3** - The system and fixtures are mostly in poor condition and not functioning. Score: 2 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 - Godsman ES - Address Air and Water Quality in Multiple Schools

School Name: Godsman ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 71,586       |
| Replacement Value:           | \$16,856,296 |
| Condition Budget:            | \$9,992,754  |
| Total FCI:                   | 59.28%       |
| Energy Budget:               | \$25,055     |
| Suitability Budget:          | \$4,139,000  |
| Total RSLI:                  | 18%          |
| Total CFI:                   | 84.0%        |
| Condition Score: (60%)       | 2.83         |
| Energy Score: (0%)           | 1.92         |
| Suitability Score: (40%)     | 4.00         |
| School Score:                | 3.30         |



**Q#120.3** - The system and fixtures are mostly in poor condition and not functioning Score: 2 **Q#121** - NA

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DENVER 1 - Grant Ranch K-8 - Address Air and Water Quality in Multiple Schools

**School Name: Grant Ranch K-8**

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 98,114       |
| Replacement Value:           | \$23,610,822 |
| Condition Budget:            | \$113,906    |
| Total FCI:                   | 0.48%        |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$4,428,300  |
| Total RSLI:                  | 38%          |
| Total CFI:                   | 19.2%        |
| Condition Score: (60%)       | 4.00         |
| Energy Score: (0%)           | 2.31         |
| Suitability Score: (40%)     | 4.60         |
| School Score:                | 4.24         |



**Q#120.3** - The system and plumbing fixtures are in good condition. Score: 4 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 – Grant MS - Address Air and Water Quality in Multiple Schools

**School Name: Grant MS**

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 78,834       |
| Replacement Value:           | \$20,949,098 |
| Condition Budget:            | \$16,469,142 |
| Total FCI:                   | 78.62%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$3,068,000  |
| Total RSLI:                  | 0%           |
| Total CFI:                   | 93.3%        |
| Condition Score: (60%)       | 2.84         |
| Energy Score: (0%)           | 1.92         |
| Suitability Score: (40%)     | 4.28         |
| School Score:                | 3.42         |



**Q#120.3** - The system and fixtures are mostly in poor condition and not functioning. Score: 2 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 - Greenlee K-8 School - Address Air and Water Quality in Multiple Schools

**School Name: Greenlee K-8 School**

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 66,548       |
| Replacement Value:           | \$18,131,307 |
| Condition Budget:            | \$9,273,384  |
| Total FCI:                   | 51.15%       |
| Energy Budget:               | \$23,292     |
| Suitability Budget:          | \$3,790,700  |
| Total RSLI:                  | 12%          |
| Total CFI:                   | 72.2%        |
| Condition Score: (60%)       | 2.85         |
| Energy Score: (0%)           | 1.54         |
| Suitability Score: (40%)     | 4.15         |
| School Score:                | 3.37         |



**Q#120.3** - The system and fixtures are mostly in poor condition and not functioning. Score: 2 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5



# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DENVER 1 – Gust ES - Address Air and Water Quality in Multiple Schools

School Name: Gust ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 69,575       |
| Replacement Value:           | \$15,947,661 |
| Condition Budget:            | \$10,786,196 |
| Total FCI:                   | 67.63%       |
| Energy Budget:               | \$24,351     |
| Suitability Budget:          | \$1,980,200  |
| Total RSLI:                  | 22%          |
| Total CFI:                   | 80.2%        |
| Condition Score: (60%)       | 2.88         |
| Energy Score: (0%)           | 1.83         |
| Suitability Score: (40%)     | 4.23         |
| School Score:                | 3.42         |



**Q#120.3** - The system and plumbing fixtures are functioning and in use but are showing signs of age. Score: 3 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 - Hallett ES/Knight Fundamental Academy - Address Air and Water Quality in Multiple Schools

School Name: Hallett ES/Knight Fundamental Academy

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 72,410       |
| Replacement Value:           | \$17,114,223 |
| Condition Budget:            | \$9,254,429  |
| Total FCI:                   | 54.07%       |
| Energy Budget:               | \$25,344     |
| Suitability Budget:          | \$2,200,700  |
| Total RSLI:                  | 14%          |
| Total CFI:                   | 67.1%        |
| Condition Score: (60%)       | 3.12         |
| Energy Score: (0%)           | 1.35         |
| Suitability Score: (40%)     | 2.08         |
| School Score:                | 2.71         |



**Q#120.3** - The system and plumbing fixtures are functioning and in use but are showing signs of age. Score: 3 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 - Hill Campus of Arts/Science - Address Air and Water Quality in Multiple Schools

School Name: Hill Campus of Arts/Science

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 156,898      |
| Replacement Value:           | \$43,540,645 |
| Condition Budget:            | \$29,577,604 |
| Total FCI:                   | 67.93%       |
| Energy Budget:               | \$54,914     |
| Suitability Budget:          | \$11,423,300 |
| Total RSLI:                  | 4%           |
| Total CFI:                   | 94.3%        |
| Condition Score: (60%)       | 3.16         |
| Energy Score: (0%)           | 2.02         |
| Suitability Score: (40%)     | 4.22         |
| School Score:                | 3.59         |



**Q#120.3** - The system and fixtures are mostly in poor condition and not functioning. Score: 2 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DENVER 1 – Johnson ES - Address Air and Water Quality in Multiple Schools

School Name: Johnson ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 51,214       |
| Replacement Value:           | \$12,063,604 |
| Condition Budget:            | \$8,081,440  |
| Total FCI:                   | 66.99%       |
| Energy Budget:               | \$17,925     |
| Suitability Budget:          | \$1,531,100  |
| Total RSLI:                  | 8%           |
| Total CFI:                   | 79.8%        |
| Condition Score: (60%)       | 3.03         |
| Energy Score: (0%)           | 1.83         |
| Suitability Score: (40%)     | 4.37         |
| School Score:                | 3.56         |



**Q#120.3** - The system and fixtures are mostly in poor condition and not functioning. Score: 2 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 – Kepner MS - Address Air and Water Quality in Multiple Schools

School Name: Kepner MS

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 147,254      |
| Replacement Value:           | \$40,551,901 |
| Condition Budget:            | \$23,411,488 |
| Total FCI:                   | 57.73%       |
| Energy Budget:               | \$51,539     |
| Suitability Budget:          | \$8,235,100  |
| Total RSLI:                  | 21%          |
| Total CFI:                   | 78.2%        |
| Condition Score: (60%)       | 3.00         |
| Energy Score: (0%)           | 1.73         |
| Suitability Score: (40%)     | 4.24         |
| School Score:                | 3.49         |



**Q#120.3** - The system and plumbing fixtures are functioning and in use but are showing signs of age. Score: 3 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 – Knapp ES - Address Air and Water Quality in Multiple Schools

School Name: Knapp ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 84,110       |
| Replacement Value:           | \$19,881,375 |
| Condition Budget:            | \$11,535,169 |
| Total FCI:                   | 58.02%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$3,297,600  |
| Total RSLI:                  | 20%          |
| Total CFI:                   | 74.6%        |
| Condition Score: (60%)       | 2.83         |
| Energy Score: (0%)           | 1.92         |
| Suitability Score: (40%)     | 4.09         |
| School Score:                | 3.34         |



**Q#120.3** - The system and fixtures are mostly in poor condition and not functioning. Score: 2 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5



# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DENVER 1 - Knight Center for Early Education - Address Air and Water Quality in Multiple Schools

School Name: Knight Ctr for Early Education

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 56,849       |
| Replacement Value:           | \$13,401,367 |
| Condition Budget:            | \$10,327,418 |
| Total FCI:                   | 77.06%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$3,554,000  |
| Total RSLI:                  | 0%           |
| Total CFI:                   | 104%         |
| Condition Score: (60%)       | 2.79         |
| Energy Score: (0%)           | 0.83         |
| Suitability Score: (40%)     | 4.07         |
| School Score:                | 3.30         |



**Q#120.3** - The system and plumbing fixtures are functioning and in use but are showing signs of age. Score: 3 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 - Kunsmiller MS/W Denver Prep-Harvey Pre-K - Address Air and Water Quality in Multiple Schools

School Name: Kunsmiller MS/W Denver Prep-Harvey Pre-K

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 161,095      |
| Replacement Value:           | \$42,808,876 |
| Condition Budget:            | \$29,915,308 |
| Total FCI:                   | 69.88%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$13,303,100 |
| Total RSLI:                  | 6%           |
| Total CFI:                   | 101%         |
| Condition Score: (60%)       | 3.15         |
| Energy Score: (0%)           | 1.70         |
| Suitability Score: (40%)     | 3.73         |
| School Score:                | 3.38         |



**Q#120.3** - The system and plumbing fixtures are new. Score: 5 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 – Lake MS - Address Air and Water Quality in Multiple Schools

School Name: Lake MS

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 169,919      |
| Replacement Value:           | \$46,855,679 |
| Condition Budget:            | \$26,514,556 |
| Total FCI:                   | 56.59%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$12,001,000 |
| Total RSLI:                  | 19%          |
| Total CFI:                   | 82.2%        |
| Condition Score: (60%)       | 3.16         |
| Energy Score: (0%)           | 0.97         |
| Suitability Score: (40%)     | 4.02         |
| School Score:                | 3.50         |



**Q#120.3** - The system and plumbing fixtures are functioning and in use but are showing signs of age. Score: 3 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DENVER 1 – Lincoln ES - Address Air and Water Quality in Multiple Schools

School Name: Lincoln ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 57,152       |
| Replacement Value:           | \$13,527,732 |
| Condition Budget:            | \$5,445,150  |
| Total FCI:                   | 40.25%       |
| Energy Budget:               | \$20,003     |
| Suitability Budget:          | \$1,844,500  |
| Total RSLI:                  | 23%          |
| Total CFI:                   | 54.0%        |
| Condition Score: (60%)       | 3.24         |
| Energy Score: (0%)           | 1.92         |
| Suitability Score: (40%)     | 4.14         |
| School Score:                | 3.60         |



**Q#120.3** - The system and fixtures are mostly in poor condition and not functioning. Score: 2 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 - Merrill MS - Address Air and Water Quality in Multiple Schools

School Name: Merrill MS

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 128,594      |
| Replacement Value:           | \$35,103,380 |
| Condition Budget:            | \$24,229,258 |
| Total FCI:                   | 69.02%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$3,299,500  |
| Total RSLI:                  | 8%           |
| Total CFI:                   | 78.4%        |
| Condition Score: (60%)       | 2.95         |
| Energy Score: (0%)           | 2.02         |
| Suitability Score: (40%)     | 4.66         |
| School Score:                | 3.63         |



**Q#120.3** - The system and plumbing fixtures are functioning and in use but are showing signs of age. Score: 3 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 – Maria Mitchell Administrative Center (Tier 3) - Address Air and Water Quality in Multiple Schools

### Condition Index

Gross Area: 66,900 S.F.

Est. Cost: \$6,208,864

Soft Cost: \$1,921,643

Repair Cost: \$8,130,507

Repl. Value: \$13,083,013

FCI%: 62.15%

RSL%: 7.68%





# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DENVER 1 - Montclair ES - Address Air and Water Quality in Multiple Schools

School Name: Montclair ES

|                              |             |
|------------------------------|-------------|
| Number of Buildings:         | 1           |
| All or Portion built by WPA: | No          |
| Gross Area (SF):             | 43,753      |
| Replacement Value:           | \$9,180,879 |
| Condition Budget:            | \$3,760,146 |
| Total FCI:                   | 40.96%      |
| Energy Budget:               | \$15,314    |
| Suitability Budget:          | \$2,781,300 |
| Total RSLI:                  | 26%         |
| Total CFI:                   | 71.4%       |
| Condition Score: (60%)       | 3.02        |
| Energy Score: (0%)           | 1.92        |
| Suitability Score: (40%)     | 4.06        |
| School Score:                | 3.44        |



**Q#120.3** - The system and plumbing fixtures are functioning and in use but are showing signs of age. Score: 3 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 – Moore ES - Address Air and Water Quality in Multiple Schools

School Name: Moore ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 82,902       |
| Replacement Value:           | \$24,893,527 |
| Condition Budget:            | \$19,110,468 |
| Total FCI:                   | 76.77%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$5,176,200  |
| Total RSLI:                  | 6%           |
| Total CFI:                   | 97.6%        |
| Condition Score: (60%)       | 2.76         |
| Energy Score: (0%)           | 2.21         |
| Suitability Score: (40%)     | 4.13         |
| School Score:                | 3.31         |



**Q#120.3** - The system and fixtures are mostly in poor condition and not functioning. Score: 2 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 – Morey MS - Address Air and Water Quality in Multiple Schools

School Name: Morey MS

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 126,656      |
| Replacement Value:           | \$34,214,441 |
| Condition Budget:            | \$19,932,889 |
| Total FCI:                   | 58.26%       |
| Energy Budget:               | \$44,330     |
| Suitability Budget:          | \$9,223,300  |
| Total RSLI:                  | 15%          |
| Total CFI:                   | 85.3%        |
| Condition Score: (60%)       | 2.75         |
| Energy Score: (0%)           | 2.21         |
| Suitability Score: (40%)     | 4.00         |
| School Score:                | 3.25         |



**Q#120.3** - The system and fixtures are unsatisfactory. Score: 1 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DENVER 1 – Munroe ES - Address Air and Water Quality in Multiple Schools

**School Name: Munroe ES**

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 68,083       |
| Replacement Value:           | \$16,120,807 |
| Condition Budget:            | \$9,881,975  |
| Total FCI:                   | 61.30%       |
| Energy Budget:               | \$23,829     |
| Suitability Budget:          | \$5,159,300  |
| Total RSLI:                  | 17%          |
| Total CFI:                   | 93.5%        |
| Condition Score: (60%)       | 2.85         |
| Energy Score: (0%)           | 2.31         |
| Suitability Score: (40%)     | 3.86         |
| School Score:                | 3.26         |



**Q#120.3** - The system and plumbing fixtures are functioning and in use but are showing signs of age. Score: 3 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 - Newlon ES - Address Air and Water Quality in Multiple Schools

**School Name: Newlon ES**

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 80,271       |
| Replacement Value:           | \$19,315,345 |
| Condition Budget:            | \$10,666,193 |
| Total FCI:                   | 55.22%       |
| Energy Budget:               | \$28,095     |
| Suitability Budget:          | \$2,587,200  |
| Total RSLI:                  | 18%          |
| Total CFI:                   | 68.8%        |
| Condition Score: (60%)       | 3.04         |
| Energy Score: (0%)           | 1.73         |
| Suitability Score: (40%)     | 4.28         |
| School Score:                | 3.53         |



**Q#120.3** - The system and fixtures are mostly in poor condition and not functioning. Score: 2 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 – Palmer ES - Address Air and Water Quality in Multiple Schools

**School Name: Palmer ES**

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 66,731       |
| Replacement Value:           | \$15,779,609 |
| Condition Budget:            | \$6,641,984  |
| Total FCI:                   | 42.09%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$3,079,600  |
| Total RSLI:                  | 28%          |
| Total CFI:                   | 61.6%        |
| Condition Score: (60%)       | 3.20         |
| Energy Score: (0%)           | 1.83         |
| Suitability Score: (40%)     | 3.87         |
| School Score:                | 3.47         |



**Q#120.3** - The system and plumbing fixtures are functioning and in use but are showing signs of age. Score: 3 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5



# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DENVER 1 - Park Hill K-8 School - Address Air and Water Quality in Multiple Schools

School Name: Park Hill K-8 School

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 2            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 74,433       |
| Replacement Value:           | \$20,117,587 |
| Condition Budget:            | \$14,133,887 |
| Total FCI:                   | 70.26%       |
| Energy Budget:               | \$26,052     |
| Suitability Budget:          | \$4,259,100  |
| Total RSLI:                  | 5%           |
| Total CFI:                   | 91.6%        |
| Condition Score: (60%)       | 2.53         |
| Energy Score: (0%)           | 2.21         |
| Suitability Score: (40%)     | 4.02         |
| School Score:                | 3.13         |



**Q#120.3** - The system and fixtures are unsatisfactory. Score: 1 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 - Philips ES - Address Air and Water Quality in Multiple Schools

School Name: Philips ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 46,405       |
| Replacement Value:           | \$10,871,352 |
| Condition Budget:            | \$6,553,220  |
| Total FCI:                   | 60.28%       |
| Energy Budget:               | \$16,242     |
| Suitability Budget:          | \$1,998,800  |
| Total RSLI:                  | 15%          |
| Total CFI:                   | 78.8%        |
| Condition Score: (60%)       | 2.61         |
| Energy Score: (0%)           | 1.92         |
| Suitability Score: (40%)     | 3.93         |
| School Score:                | 3.14         |



**Q#120.3** - The system and plumbing fixtures are in good condition. Score: 4 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 - Pioneer Charter ES - Address Air and Water Quality in Multiple Schools

School Name: Pioneer Charter ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 44,199       |
| Replacement Value:           | \$10,385,156 |
| Condition Budget:            | \$4,789,130  |
| Total FCI:                   | 46.12%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$3,670,100  |
| Total RSLI:                  | 11%          |
| Total CFI:                   | 81.5%        |
| Condition Score: (60%)       | 3.01         |
| Energy Score: (0%)           | 1.39         |
| Suitability Score: (40%)     | 3.74         |
| School Score:                | 3.30         |



**Q#120.3** - The system and fixtures are mostly in poor condition and not functioning. Score: 2 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DENVER 1 - Remington ES (Vacant at time of assessment- used for Administration now) - Address Air and Water Quality in Multiple Schools

School Name: Remington ES (Vacant)

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 48,663       |
| Replacement Value:           | \$11,712,345 |
| Condition Budget:            | \$7,478,853  |
| Total FCI:                   | 63.85%       |
| Energy Budget:               | \$17,032     |
| Suitability Budget:          | \$0          |
| Total RSLI:                  | 10%          |
| Total CFI:                   | 64.0%        |
| Condition Score: (60%)       | 2.79         |
| Energy Score: (0%)           | 1.35         |
| Suitability Score: (40%)     | N/A          |
| School Score:                | 1.67         |



**Q#120.3** - The system and fixtures are mostly in poor condition and not functioning. Score: 2 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 - Rishel MS/KIPP Collegiate HS - Address Air and Water Quality in Multiple Schools

School Name: Rishel MS/KIPP Collegiate HS

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 150,450      |
| Replacement Value:           | \$41,031,792 |
| Condition Budget:            | \$31,418,085 |
| Total FCI:                   | 76.57%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$11,210,300 |
| Total RSLI:                  | 6%           |
| Total CFI:                   | 104%         |
| Condition Score: (60%)       | 2.73         |
| Energy Score: (0%)           | 2.30         |
| Suitability Score: (40%)     | 3.75         |
| School Score:                | 3.14         |



**Q#120.3** - The system and plumbing fixtures are functioning and in use but are showing signs of age. Score: 3 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 – Sabin ES - Address Air and Water Quality in Multiple Schools

School Name: Sabin ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 88,653       |
| Replacement Value:           | \$17,910,535 |
| Condition Budget:            | \$9,584,687  |
| Total FCI:                   | 53.51%       |
| Energy Budget:               | \$31,029     |
| Suitability Budget:          | \$5,102,900  |
| Total RSLI:                  | 10%          |
| Total CFI:                   | 82.2%        |
| Condition Score: (60%)       | 3.57         |
| Energy Score: (0%)           | 1.73         |
| Suitability Score: (40%)     | 4.05         |
| School Score:                | 3.76         |



**Q#120.3** - The system and fixtures are mostly in poor condition and not functioning. Score: 2 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5



# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DENVER 1 - Charles M Schenck (CMS) Community School - Address Air and Water Quality in Multiple Schools

School Name: Charles M Schenck (CMS) Community School

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 60,401       |
| Replacement Value:           | \$14,230,001 |
| Condition Budget:            | \$7,473,390  |
| Total FCI:                   | 52.52%       |
| Energy Budget:               | \$21,140     |
| Suitability Budget:          | \$5,018,500  |
| Total RSLI:                  | 28%          |
| Total CFI:                   | 87.9%        |
| Condition Score: (60%)       | 3.05         |
| Energy Score: (0%)           | 1.73         |
| Suitability Score: (40%)     | 3.51         |
| School Score:                | 3.23         |



**Q#120.3** - The system and plumbing fixtures are functioning and in use but are showing signs of age. Score: 3 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 - Schmitt ES - Address Air and Water Quality in Multiple Schools

School Name: Schmitt ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 53,272       |
| Replacement Value:           | \$12,550,464 |
| Condition Budget:            | \$8,426,396  |
| Total FCI:                   | 67.14%       |
| Energy Budget:               | \$18,645     |
| Suitability Budget:          | \$1,804,800  |
| Total RSLI:                  | 7%           |
| Total CFI:                   | 81.7%        |
| Condition Score: (60%)       | 2.80         |
| Energy Score: (0%)           | 1.54         |
| Suitability Score: (40%)     | 4.27         |
| School Score:                | 3.39         |



**Q#120.3** - The system and plumbing fixtures are functioning and in use but are showing signs of age. Score: 3 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 - Skinner MS - Address Air and Water Quality in Multiple Schools

School Name: Skinner MS

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 140,463      |
| Replacement Value:           | \$38,752,262 |
| Condition Budget:            | \$25,111,628 |
| Total FCI:                   | 64.80%       |
| Energy Budget:               | \$49,162     |
| Suitability Budget:          | \$9,991,200  |
| Total RSLI:                  | 10%          |
| Total CFI:                   | 90.7%        |
| Condition Score: (60%)       | 2.87         |
| Energy Score: (0%)           | 2.31         |
| Suitability Score: (40%)     | 4.22         |
| School Score:                | 3.41         |



**Q#120.3** - The system and fixtures are mostly in poor condition and not functioning. Score: 2 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DENVER 1 - Slavens K-8 School - Address Air and Water Quality in Multiple Schools

School Name: Slavens K-8 School

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 63,634       |
| Replacement Value:           | \$14,600,859 |
| Condition Budget:            | \$11,445,457 |
| Total FCI:                   | 78.39%       |
| Energy Budget:               | \$22,272     |
| Suitability Budget:          | \$7,772,700  |
| Total RSLI:                  | 0%           |
| Total CFI:                   | 132%         |
| Condition Score: (60%)       | 2.88         |
| Energy Score: (0%)           | 1.63         |
| Suitability Score: (40%)     | 3.39         |
| School Score:                | 3.08         |



**Q#120.3** - The system and plumbing fixtures are functioning and in use but are showing signs of age. Score: 3 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 - Smedley ES (vacant at time of Assessment, now used for administration) - Address Air and Water Quality in Multiple Schools

School Name: Smedley ES (Vacant)

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 70,091       |
| Replacement Value:           | \$16,867,176 |
| Condition Budget:            | \$10,126,571 |
| Total FCI:                   | 60.04%       |
| Energy Budget:               | \$24,532     |
| Suitability Budget:          | \$0          |
| Total RSLI:                  | 12%          |
| Total CFI:                   | 60.2%        |
| Condition Score: (60%)       | 2.78         |
| Energy Score: (0%)           | 1.63         |
| Suitability Score: (40%)     | N/A          |
| School Score:                | 1.67         |



**Q#120.3** - The system and plumbing fixtures are functioning and in use but are showing signs of age. Score: 3 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 - Smiley MS/Envision Leadership Prep - Address Air and Water Quality in Multiple Schools

School Name: Smiley MS/Envision Leadership Prep

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 165,366      |
| Replacement Value:           | \$45,721,687 |
| Condition Budget:            | \$31,421,601 |
| Total FCI:                   | 68.72%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$4,898,600  |
| Total RSLI:                  | 6%           |
| Total CFI:                   | 79.4%        |
| Condition Score: (60%)       | 2.77         |
| Energy Score: (0%)           | 1.80         |
| Suitability Score: (40%)     | 4.23         |
| School Score:                | 3.35         |



**Q#120.3** - The system and fixtures are unsatisfactory. Score: 1 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5



# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DENVER 1 – Smith ES - Address Air and Water Quality in Multiple Schools

School Name: Smith ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 68,076       |
| Replacement Value:           | \$16,305,608 |
| Condition Budget:            | \$10,013,363 |
| Total FCI:                   | 61.41%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$1,120,400  |
| Total RSLI:                  | 6%           |
| Total CFI:                   | 68.3%        |
| Condition Score: (60%)       | 2.32         |
| Energy Score: (0%)           | 1.83         |
| Suitability Score: (40%)     | 4.51         |
| School Score:                | 3.20         |



**Q#120.3** - The system and fixtures are unsatisfactory Score: 1 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 – Steck ES - Address Air and Water Quality in Multiple Schools

School Name: Steck ES

|                              |             |
|------------------------------|-------------|
| Number of Buildings:         | 1           |
| All or Portion built by WPA: | No          |
| Gross Area (SF):             | 43,156      |
| Replacement Value:           | \$9,802,682 |
| Condition Budget:            | \$4,295,812 |
| Total FCI:                   | 43.82%      |
| Energy Budget:               | \$15,105    |
| Suitability Budget:          | \$3,855,400 |
| Total RSLI:                  | 16%         |
| Total CFI:                   | 83.3%       |
| Condition Score: (60%)       | 3.48        |
| Energy Score: (0%)           | 2.40        |
| Suitability Score: (40%)     | 3.53        |
| School Score:                | 3.50        |



**Q#120.3** - The system and fixtures are mostly in poor condition and not functioning. Score: 2 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 - Stedman ES - Address Air and Water Quality in Multiple Schools

School Name: Stedman ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 49,035       |
| Replacement Value:           | \$11,721,137 |
| Condition Budget:            | \$8,189,428  |
| Total FCI:                   | 69.87%       |
| Energy Budget:               | \$17,162     |
| Suitability Budget:          | \$4,253,100  |
| Total RSLI:                  | 4%           |
| Total CFI:                   | 106%         |
| Condition Score: (60%)       | 2.48         |
| Energy Score: (0%)           | 1.25         |
| Suitability Score: (40%)     | 3.32         |
| School Score:                | 2.82         |



**Q#120.3** - The system and fixtures are unsatisfactory. Score: 1 **Q#121** - Readings for Lead AND/OR Copper levels exceed the Action Levels prescribed by the State of Colorado (0.015 mg/L for Lead and 1.3 mg/L for Copper) Score: 1

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DENVER 1 – Steele ES - Address Air and Water Quality in Multiple Schools

School Name: Steele ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 58,518       |
| Replacement Value:           | \$13,494,316 |
| Condition Budget:            | \$7,162,359  |
| Total FCI:                   | 53.08%       |
| Energy Budget:               | \$20,481     |
| Suitability Budget:          | \$2,210,000  |
| Total RSLI:                  | 25%          |
| Total CFI:                   | 69.6%        |
| Condition Score: (60%)       | 3.14         |
| Energy Score: (0%)           | 2.21         |
| Suitability Score: (40%)     | 4.27         |
| School Score:                | 3.59         |



**Q#120.3** - The system and plumbing fixtures are functioning and in use but are showing signs of age. Score: 3 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 - Swansea ES - Address Air and Water Quality in Multiple Schools

School Name: Swansea ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 63,444       |
| Replacement Value:           | \$14,998,418 |
| Condition Budget:            | \$8,659,965  |
| Total FCI:                   | 57.74%       |
| Energy Budget:               | \$22,205     |
| Suitability Budget:          | \$1,971,600  |
| Total RSLI:                  | 25%          |
| Total CFI:                   | 71.0%        |
| Condition Score: (60%)       | 2.92         |
| Energy Score: (0%)           | 1.35         |
| Suitability Score: (40%)     | 4.58         |
| School Score:                | 3.58         |



**Q#120.3** - The system and fixtures are mostly in poor condition and not functioning. Score: 2 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 - Trevista ECE-8 at Horace Mann MS - Address Air and Water Quality in Multiple Schools

School Name: Trevista ECE-8 at Horace Mann MS

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 136,614      |
| Replacement Value:           | \$37,289,089 |
| Condition Budget:            | \$28,261,084 |
| Total FCI:                   | 75.79%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$9,245,600  |
| Total RSLI:                  | 2%           |
| Total CFI:                   | 101%         |
| Condition Score: (60%)       | 2.90         |
| Energy Score: (0%)           | 0.83         |
| Suitability Score: (40%)     | 3.91         |
| School Score:                | 3.30         |



**Q#120.3** - The system and fixtures are mostly in poor condition and not functioning. Score: 2 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5



# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DENVER 1 – Teller ES - Address Air and Water Quality in Multiple Schools

**School Name: Teller ES**

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 64,479       |
| Replacement Value:           | \$14,558,326 |
| Condition Budget:            | \$8,497,821  |
| Total FCI:                   | 58.37%       |
| Energy Budget:               | \$22,568     |
| Suitability Budget:          | \$2,724,900  |
| Total RSLI:                  | 10%          |
| Total CFI:                   | 77.2%        |
| Condition Score: (60%)       | 2.77         |
| Energy Score: (0%)           | 2.12         |
| Suitability Score: (40%)     | 3.85         |
| School Score:                | 3.20         |



**Q#120.3** - The system and fixtures are mostly in poor condition and not functioning. Score: 2 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 - University Park ES - Address Air and Water Quality in Multiple Schools

**School Name: University Park ES**

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 66,087       |
| Replacement Value:           | \$15,488,230 |
| Condition Budget:            | \$10,390,146 |
| Total FCI:                   | 67.08%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$7,788,600  |
| Total RSLI:                  | 10%          |
| Total CFI:                   | 117%         |
| Condition Score: (60%)       | 2.80         |
| Energy Score: (0%)           | 2.88         |
| Suitability Score: (40%)     | 3.01         |
| School Score:                | 2.88         |



**Q#120.3** - The system and fixtures are mostly in poor condition and not functioning. Score: 2 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 - Valverde ES - Address Air and Water Quality in Multiple Schools

**School Name: Valverde ES**

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 73,818       |
| Replacement Value:           | \$17,369,029 |
| Condition Budget:            | \$10,570,543 |
| Total FCI:                   | 60.86%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$6,749,300  |
| Total RSLI:                  | 18%          |
| Total CFI:                   | 99.7%        |
| Condition Score: (60%)       | 2.96         |
| Energy Score: (0%)           | 2.50         |
| Suitability Score: (40%)     | 3.66         |
| School Score:                | 3.24         |



**Q#120.3** - The system and plumbing fixtures are functioning and in use but are showing signs of age. Score: 3 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DENVER 1 – Denver Language School (formerly Whiteman ES) - Address Air and Water Quality in Multiple Schools

School Name: Whiteman ES (vacant)

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 53,816       |
| Replacement Value:           | \$12,479,896 |
| Condition Budget:            | \$8,014,913  |
| Total FCI:                   | 64.22%       |
| Energy Budget:               | \$18,836     |
| Suitability Budget:          | \$0          |
| Total RSLI:                  | 10%          |
| Total CFI:                   | 64.4%        |
| Condition Score: (60%)       | 2.92         |
| Energy Score: (0%)           | 1.15         |
| Suitability Score: (40%)     | N/A          |
| School Score:                | 1.75         |



**Q#120.3** - The system and plumbing fixtures are functioning and in use but are showing signs of age. Score: 3 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 - Whittier ES - Address Air and Water Quality in Multiple Schools

School Name: Whittier ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 51,660       |
| Replacement Value:           | \$12,431,174 |
| Condition Budget:            | \$9,284,828  |
| Total FCI:                   | 74.69%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$3,133,600  |
| Total RSLI:                  | 11%          |
| Total CFI:                   | 99.9%        |
| Condition Score: (60%)       | 2.60         |
| Energy Score: (0%)           | 0.56         |
| Suitability Score: (40%)     | 4.32         |
| School Score:                | 3.29         |



**Q#120.3** - The system and fixtures are mostly in poor condition and not functioning. Score: 2 **Q#121** - Readings of both lead and copper levels are below the minimum contaminant levels prescribed by the State of Colorado (<.015MG/L for lead and <1.3MG/L for copper) Score: 5

## DENVER 1 - Balarat Outdoor Education Lab (NEP) - Address Air and Water Quality in Multiple Schools

School Name: Balarat Outdoor Education Lab (NEP)

|                              |             |
|------------------------------|-------------|
| Number of Buildings:         | 1           |
| All or Portion built by WPA: | No          |
| Gross Area (SF):             | 23,199      |
| Replacement Value:           | \$4,359,399 |
| Condition Budget:            | \$3,134,550 |
| Total FCI:                   | 71.90%      |
| Energy Budget:               | \$0         |
| Suitability Budget:          | \$0         |
| Total RSLI:                  | 0%          |
| Total CFI:                   | 71.9%       |
| Condition Score: (60%)       | 2.78        |
| Energy Score: (0%)           | 1.25        |
| Suitability Score: (40%)     | 2.89        |
| School Score:                | 2.82        |





# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DENVER 1 - Beach Court ES - Address Air and Water Quality in Multiple Schools

School Name: Beach Court ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 48,914       |
| Replacement Value:           | \$11,596,775 |
| Condition Budget:            | \$8,432,781  |
| Total FCI:                   | 72.72%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$6,457,700  |
| Total RSLI:                  | 1%           |
| Total CFI:                   | 128%         |
| Condition Score: (60%)       | 2.61         |
| Energy Score: (0%)           | 1.83         |
| Suitability Score: (40%)     | 3.29         |
| School Score:                | 2.88         |



## DENVER 1 - Cole Arts and Science Academy - Address Air and Water Quality in Multiple Schools

School Name: Cole Arts And Science Academy

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 157,719      |
| Replacement Value:           | \$43,692,063 |
| Condition Budget:            | \$29,742,652 |
| Total FCI:                   | 68.07%       |
| Energy Budget:               | \$55,202     |
| Suitability Budget:          | \$4,024,800  |
| Total RSLI:                  | 4%           |
| Total CFI:                   | 77.4%        |
| Condition Score: (60%)       | 2.98         |
| Energy Score: (0%)           | 1.73         |
| Suitability Score: (40%)     | 4.54         |
| School Score:                | 3.60         |



## DENVER 1 - Garden Place ES - Address Air and Water Quality in Multiple Schools

School Name: Garden Place ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 70,795       |
| Replacement Value:           | \$16,797,410 |
| Condition Budget:            | \$9,234,844  |
| Total FCI:                   | 54.98%       |
| Energy Budget:               | \$24,778     |
| Suitability Budget:          | \$2,308,200  |
| Total RSLI:                  | 24%          |
| Total CFI:                   | 68.9%        |
| Condition Score: (60%)       | 3.11         |
| Energy Score: (0%)           | 2.21         |
| Suitability Score: (40%)     | 4.12         |
| School Score:                | 3.51         |



# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DENVER 1 - McMeen ES - Address Air and Water Quality in Multiple Schools

School Name: McMeen ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 73,774       |
| Replacement Value:           | \$15,649,831 |
| Condition Budget:            | \$5,250,927  |
| Total FCI:                   | 33.55%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$5,680,400  |
| Total RSLI:                  | 29%          |
| Total CFI:                   | 69.8%        |
| Condition Score: (60%)       | 3.36         |
| Energy Score: (0%)           | 2.40         |
| Suitability Score: (40%)     | 3.93         |
| School Score:                | 3.59         |



## DENVER 1 - West HS/Manny Martinez MS Charter - Address Air and Water Quality in Multiple Schools

School Name: West HS/Manny Martinez MS Charter

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 2            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 279,538      |
| Replacement Value:           | \$82,228,146 |
| Condition Budget:            | \$49,034,307 |
| Total FCI:                   | 59.63%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$12,854,400 |
| Total RSLI:                  | 6%           |
| Total CFI:                   | 75.3%        |
| Condition Score: (60%)       | 2.51         |
| Energy Score: (0%)           | 1.48         |
| Suitability Score: (40%)     | 3.99         |
| School Score:                | 3.11         |





# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** DENVER 1

**Sort Order #:** 128

**County:** DENVER

**Applicant Priority #:** 1

**Project Title:** Address Air and Water Quality in Multiple Schools

- |   |  |  |   |
|---|--|--|---|
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fire Alarm      | <input type="checkbox"/> Roof                              | <input checked="" type="checkbox"/> Water Systems |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting        | <input type="checkbox"/> School Replacement                | <input type="checkbox"/> Window Replacement       |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA             | <input type="checkbox"/> Security                          | <input type="checkbox"/> New School               |
| <input type="checkbox"/> Electrical Upgrade | <input checked="" type="checkbox"/> HVAC | <input type="checkbox"/> Facility Sitework                 | <input type="checkbox"/> LandPurchase             |
| <input type="checkbox"/> Energy Savings     | <input type="checkbox"/> Renovation      | <input checked="" type="checkbox"/> Project Other Explain: | Air Quality - Radon Mitigation                    |

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

HVAC systems in some schools do not meet current codes due to fiberglass liner in the existing ducts. The identified Health and Safety issues must be addressed to avoid eventual health issues with building occupancies. These schools were constructed during a period when acoustical augmentation of mechanical equipment noise was limited to and accomplished with fiberglass duct liner. DPS removed duct liner from its Design and Construction Standards in the late 1980's.

### Fiberglass Duct Liner Schools:

Amesse

Year Built: 1973

Square Feet: 70,740

Design Capacity: 675

Adjusted Capacity: 650

Enrollment: 593

Original Program Type:K-6

Current Program Type:ECE-6

Cheltenham

Year Built:1970

Square Feet:80,105

Design Capacity:725

Adjusted Capacity:584

Enrollment:497

Original Program Type:K-6

Current Program Type:ECE-5

Valdez

Year Built: 1974

Square Feet:77,433

Design Capacity:675

Adjusted Capacity:633

Enrollment:633

Original Program Type:K-6

Current Program Type:ECE-5

Eagleton

Year Built:1973

Square Feet:47,119

Design Capacity:525

Adjusted Capacity:462

Enrollment:394

Original Program Type:K-5

Current Program Type:ECE-5

Ford

Year Built:1973

Square Feet:70,202

Design Capacity:775

Adjusted Capacity:702  
Enrollment:690  
Original Program Type:K-5  
Current Program Type:ECE-5

Radon Mitigation- When a building is found to have an elevated level of radon gas, methods of reducing the levels should be taken as soon as possible. These schools were constructed prior to the results of research in the early 1990's that indicated high levels of radon gas could be present in building foundations. EPA estimates that about 21,000 annual lung cancer deaths are radon related. EPA's revised estimates are based on the National Academy of Sciences 1999 BEIR IV (Biological Effects of Ionizing Radiation) Report which concluded that radon is the second leading cause of lung cancer after smoking.

Radon Schools:  
Balarat Campus (several buildings)  
Year Built:1969, '73, '84, '93  
Sq Ft:24,209  
Design Capacity:25  
Adjusted Capacity:NA  
Enrollment:NA  
Original Program Type:K-12  
Current Program Type:K-12

Beach Court  
Year Built:1929  
Sq Ft:51,846  
Design Capacity:450  
Adjusted Capacity:389  
Enrollment:354  
Original Program Type:K-6  
Current Program Type:ECE-5

Carson  
Year Built:1950  
Sq Ft:51,756  
Design Capacity:474  
Adjusted Capacity:444  
Enrollment:400  
Original Program Type:K-6  
Current Program Type:ECE-5

Cole  
Year Built:1925  
Sq Ft:166,593  
Design Capacity:1,475  
Adjusted Capacity:1,228  
Enrollment:698  
Original Program Type:7-8  
Current Program Type:ECE-8

McMeen  
Year Built:1929  
Sq Ft:76,734  
Design Capacity:675  
Adjusted Capacity:608  
Enrollment:641  
Original Program Type:K-6  
Current Program Type:ECE-5

Garden Place  
Year Built:1905  
Sq Ft:62,415  
Design Capacity:650

Adjusted Capacity:535  
Enrollment:353  
Original Program Type:K-6  
Current Program Type:ECE-6

West High School  
Year Built:1925  
Sq Ft:284,599  
Design Capacity:2,275  
Adjusted Capacity:1,960  
Enrollment:1,013  
Original Program Type:9-12  
Current Program Type:6-12

Water Systems in schools built before the mid-60's (includes approx. 85-90% of DPS) used galvanized piping. This piping releases excess iron and lead levels in drinking water. Seventy-five (75) schools are affected by this galvanized piping. Current health and safety deficiencies identified confirm that action to avoid standing water in the galvanized piping must be taken. This piping also uses disinfectant residual, which is a potential public health concern. Our immediate issue is to eliminate the bad taste at the drinking fountains and the visual and odor issues with the standing water in the galvanized domestic water piping.

DPS is in need of the BEST Grant to address the concerns noted above as soon as possible to avoid and correct any potential health concerns.

**Issue: HVAC**

**Deficiencies Associated with this Issue:**

Fiberglass liner in the existing sheet metal ducts has broken loose and is affecting the Air Quality: – Originally installed in DPS schools that were built in the 1970's, fiberglass (fibrous glass or glass wool) internal duct liner has been used as acoustical and thermal insulation in DPS Heating, Ventilation and Air Conditioning (HVAC) Systems. Indoor Air Quality (IAQ) complaints have arisen because the fiberglass internal duct liner deteriorates over time. Deteriorating fiberglass duct liner can migrate through supply diffusers and enter the breathing zone of building occupants. The liner can deposit in occupied spaces and onto flat surfaces, where it can cause irritated eyes and skin and indoor air quality complaints. Children respire at higher rates and deeper than adults putting them at greater risk for indoor air issues.

See Picture 1: Example of duct liner issue.

IMC-2009 Current Mechanical Codes require the HVAC Systems that deliver outside and indoor air be compliant with ASHRAE 62.1.2010. The existing conditions in the five (5) schools do not meet current codes. The identified health and safety issues should be addressed to avoid potential health issues and improve air quality and the learning environment for staff and students.

A site survey was performed by JCAA Consulting Engineers and Bilcor Mechanical Contactor using camera ducts equipment to spot check the status of the deteriorated fiberglass duct liner in several low and medium pressure main ductwork trunk systems within three (3) of the five (5) schools.

Interviews with the Facility managers were also conducted to help gather the proper information to provide an accurate assessment to determine how much of the deteriorated liner is to be removed or encapsulated.

**Proposed Solution to Address the Deficiencies Listed Above:**

The recommended solutions are:

Recommendation #1: Clean all duct work that contains fiberglass liner and encapsulate the existing liner with Fosters 40/20.

Recommendation #2: Remove the existing duct liner by hand and clean the existing sheet metal duct with disinfectant agents.

Work that needs to be done under Recommendation #1: A HVAC company similar to Ductworks, Inc. will use Foster's 40/20 coating to encapsulate the existing liner. It has long-term anti-microbial agents that help stop the decay and extend the life expectancy of the liner. Some less costly products can be used but will fail over a one to two year period. Foster's 40/20, though expensive, is a product that performs over long periods of time. This type of work will be done during times when the schools are shut down, mainly because of the odors associated with the product and the need for the product to cure for the first 72 hours.

Work that needs to be done under Recommendation #2: A HVAC company similar to Ductworks, Inc. will remove the liner and clean and disinfect the sheet metal ductwork. This type of work will be done when the schools are shut down, mainly because of the odors associated with the cleaning agents.

### How Urgent is this Project:

Five Schools in the immediate area affected by fiberglass partials in the air:

Eagleton Elementary School (Approximately 47,119 gsf)

- Recommendation: Clean all the main duct work that is lined with existing fiberglass liner and encapsulate the existing liner with Fosters 40/20.

- Urgency priority #1: Numerous Indoor Air Quality case studies have shown that fiberglass duct liner, combined with dust, dirt, and moisture, is a very good medium for microbial growth (examples: mold, fungus, Legionella Bacteria). Microbial contamination in the HVAC System can cause serious long term odor nuisance and health effects for building occupants. Internally lined ductwork is difficult to maintain and clean and deteriorating ducts release fibers into the breathing zone. A clean HVAC System is crucial to building occupant health and well-being.

Estimated Cost: Mechanical Material and Labor Cost - \$50,000.00

Valdez Elementary School (Approximately 77,433 gsf)

Recommendation: Remove the existing duct liner by hand and clean the existing sheet metal duct with disinfectant agents.

- Urgency priority #2: Numerous Indoor Air Quality case studies have shown that fiberglass duct liner, combined with dust, dirt and moisture, is a very good medium for microbial growth (examples: mold, fungus, Legionella Bacteria). Microbial contamination in the HVAC System can cause serious long term odor nuisance and health effects for building occupants. Internally lined ductwork is difficult to maintain and clean and deteriorating ducts release fibers into the breathing zone. A clean HVAC System is crucial to building occupant health and well-being.

Estimated Cost: Mechanical Material and Labor Cost - \$150,000.00

Ford Elementary School (Approximately 70,202 gsf)

- Recommendation: Clean all the main duct work that is lined with existing fiberglass liner and encapsulate the existing liner with Fosters 40/20.

- Urgency priority #3: Numerous Indoor Air Quality case studies have shown that fiberglass duct liner, combined with dust, dirt, and moisture, is a very good medium for microbial growth (examples: mold, fungus, Legionella Bacteria). Microbial contamination in the HVAC System can cause serious long term odor nuisance and health effects for building occupants. Internally lined ductwork is difficult to maintain and clean and deteriorating ducts release fibers into the breathing zone. A clean HVAC System is crucial to building occupant health and well-being.

Estimated Cost: Mechanical Material and Labor Cost - \$140,000.00

Amesse Elementary School (Approximately 70,740 gsf)

- Recommendation: Clean all the main duct work that is lined with existing fiberglass liner and encapsulate the existing liner with Fosters 40/20.

- Urgency priority #4: Numerous Indoor Air Quality case studies have shown that fiberglass duct liner, combined with dust, dirt, and moisture, is a very good medium for microbial growth (examples: mold, fungus, Legionella Bacteria). Microbial contamination in the HVAC System can cause serious long term odor nuisance and health effects for building occupants. Internally lined ductwork is difficult to maintain and clean and deteriorating ducts release fibers into the breathing zone. A clean HVAC System is crucial to building occupant health and well-being.

Estimated Cost: Mechanical Material and Labor Cost - \$80,000.00

Cheltenham Elementary School (Approximately 80,105 gsf)

- Recommendation: Clean all the main duct work that is lined with existing fiberglass liner and encapsulate the existing liner with Fosters 40/20.

- Urgency priority #5: Numerous Indoor Air Quality case studies have shown that fiberglass duct liner, combined with dust, dirt and moisture, is a very good medium for microbial growth (examples: mold, fungus, Legionella Bacteria). Microbial contamination in the HVAC System can cause serious long term odor nuisance and health effects for building occupants. Internally lined ductwork is difficult to maintain and clean and deteriorating ducts release fibers into the breathing zone. A clean HVAC System is crucial to building occupant health and well-being.

Estimated Cost: Mechanical Material and Labor Cost - \$90,000.00

**What is the Cost Associated with this Issue:** \$630,284.33

**Issue:** Other

### **Deficiencies Associated with this Issue:**

Radon Mitigation Issue: Radon is a recognized health concern and CDPHE (Colorado Department of Health and Environment) regulations require that all schools test for radon in all frequently occupied rooms. All DPS schools were tested for radon in 1991 and DPS is currently going through a systematic retesting of all schools to update and replace the 1991 results due to numerous changes (additions, HVAC system changes, room use changes, etc.) in the buildings since initial testing 20 years ago. The District's plan incorporates short and long-term testing to ensure an accurate picture of radon exposure. Rooms with short-term results between 3.8 pCi/L and 10 pCi/L receive long-term testing over the school year. Since radon can vary by season or day, long-term testing is a more accurate representation of annual exposure. Rooms with short-term results greater than 10 pCi/L received a second short-term test to confirm initial findings. Based on this testing plan, the following schools require remediation per the attached report.

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

The current health and safety deficiencies identified confirm that the facilities must be mitigated. A site survey was performed at two (2) of the following schools and an estimated amount of mitigation systems were determined based on the attached report.

The most common method of Radon mitigation (also known as remediation or abatement) is Active Soil Depressurization (ASD.) This method will utilize PVC piping attached to an in-line fan. The piping typically will begin below the lowest floor of the structure's foundation (penetrating the slab of the basement or the plastic membrane of the crawl space) and extends upward to an exit point above ground level. The inline suction fan is mounted in an inconspicuous location on the exterior or within an attic above the building. Active (fan assisted) radon mitigation systems can reduce the radon gas entry by as much as 99%. (See attached diagram figure 7 for system options.) All radon remediation work in DPS schools will be done by a NEHA (National Environmental Health Association) certified radon mitigation contractor.

Based on \$3,600.00 per mitigation system, (typical system can cover 2,000 sq ft.), we estimated 21 mitigation systems to be installed throughout the seven (7) schools.

### **How Urgent is this Project:**

The current health and safety deficiencies identified confirm that the facilities must be mitigated. A site survey was performed at two (2) of the following schools and an estimated amount of mitigation systems were determined based on the attached report.

The most common method of Radon mitigation (also known as remediation or abatement) is Active Soil Depressurization (ASD.) This method will utilize PVC piping attached to an in-line fan. The piping typically will begin below the lowest floor of the structure's foundation (penetrating the slab of the basement or the plastic membrane of the crawl space) and extends upward to an exit point above ground level. The inline suction fan is mounted in an inconspicuous location on the exterior or within an attic above the building. Active (fan assisted) radon mitigation systems can reduce the radon gas entry by as much as 99%. (See attached diagram figure 7 for system options.) All radon remediation work in DPS schools will be done by a NEHA (National Environmental Health Association) certified radon mitigation contractor.

Based on \$3,600.00 per mitigation system, (typical system can cover 2,000 sq ft.), we estimated 21 mitigation systems to be installed throughout the seven (7) schools.

(Minimum 250 characters including spaces.)

Seven (7) Schools in the immediate area affected by Radon Contamination:

Balarat Outdoor Education Center, 3rd, 5th, & Middle and High School Programs (Entire school - 24,292.14 gsf)

- Recommendation: Install Radon Mitigation System.

- Urgency priority #1: The Surgeon General, the Environmental Protection Agency, the National Academy of Sciences, the American Medical Association, the American Lung Association and the World Health Organization have all identified indoor radon pollution as a national health problem. The risk of exposure to radon is lung cancer. The risk of developing lung cancer increases with exposure to higher radon levels for a longer period of time. Though the majority of radon exposure occurs in the home, children spend many hours at school and we can reduce their risk by mitigating our schools.

Estimated Cost: Mechanical and Electrical Material and Labor Cost - \$43,200.00

Garden Place PreK – 5th (Room #005, #007 and Gym - 674.92 gsf, 652.17 gsf, AND 3233.34 gsf)

- Recommendation: Install Radon Mitigation System.

- Urgency priority #2: The Surgeon General, the Environmental Protection Agency, the National Academy of Sciences, the American

Medical Association, the American Lung Association and the World Health Organization have all identified indoor radon pollution as a national health problem. The risk of exposure to radon is lung cancer. The risk of developing lung cancer increases with exposure to higher radon levels for a longer period of time. Though the majority of radon exposure occurs in the home, children spend many hours at school and we can reduce their risk by mitigating our schools.

Estimated Cost: Mechanical and Electrical Material and Labor Cost - \$10,800.00

Beach Court Elementary School (Staff Office C - 944.34 gsf)

- Recommendation: Install Radon Mitigation System.

- Urgency priority #3: The Surgeon General, the Environmental Protection Agency, the National Academy of Sciences, the American Medical Association, the American Lung Association and the World Health Organization have all identified indoor radon pollution as a national health problem. The risk of exposure to radon is lung cancer. The risk of developing lung cancer increases with exposure to higher radon levels for a longer period of time. Though the majority of radon exposure occurs in the home, children spend many hours at school and we can reduce their risk by mitigating our schools.

Estimated Cost: Mechanical and Electrical Material and Labor Cost - \$3,600.00

Carson Elementary School (Gym Office - 2,076.50 gsf)

- Recommendation: Install Radon Mitigation System.

- Urgency priority #4: The Surgeon General, the Environmental Protection Agency, the National Academy of Sciences, the American Medical Association, the American Lung Association and the World Health Organization have all identified indoor radon pollution as a national health problem. The risk of exposure to radon is lung cancer. The risk of developing lung cancer increases with exposure to higher radon levels for a longer period of time. Though the majority of radon exposure occurs in the home, children spend many hours at school and we can reduce their risk by mitigating our schools.

Estimated Cost: Mechanical and Electrical Material and Labor Cost - \$3,600.00

Cole Arts & Science Academy PreK – 8th (Custodial Office - 918.77 gsf)

- Recommendation: Install Radon Mitigation System.

- Urgency priority #5: The Surgeon General, the Environmental Protection Agency, the National Academy of Sciences, the American Medical Association, the American Lung Association and the World Health Organization have all identified indoor radon pollution as a national health problem. The risk of exposure to radon is lung cancer. The risk of developing lung cancer increases with exposure to higher radon levels for a longer period of time. Though the majority of radon exposure occurs in the home, children spend many hours at school and we can reduce their risk by mitigating our schools.

Estimated Cost: Mechanical and Electrical Material and Labor Cost - \$3,600.00

McMeen Elementary School (Custodial Office - 234.58 gsf)

- Recommendation: Install Radon Mitigation System.

- Urgency priority #6: The Surgeon General, the Environmental Protection Agency, the National Academy of Sciences, the American Medical Association, the American Lung Association and the World Health Organization have all identified indoor radon pollution as a national health problem. The risk of exposure to radon is lung cancer. The risk of developing lung cancer increases with exposure to higher radon levels for a longer period of time. Though the majority of radon exposure occurs in the home, children spend many hours at school and we can reduce their risk by mitigating our schools.

Estimated Cost: Mechanical and Electrical Material and Labor Cost - \$3,600.00

West High School (Room #105A and #106 - 953.58 gsf and 1,244.00 gsf)

- Recommendation: Install Radon Mitigation System.

- Urgency priority #7: The Surgeon General, the Environmental Protection Agency, the National Academy of Sciences, the American Medical Association, the American Lung Association and the World Health Organization have all identified indoor radon pollution as a national health problem. The risk of exposure to radon is lung cancer. The risk of developing lung cancer increases with exposure to higher radon levels for a longer period of time. Though the majority of radon exposure occurs in the home, children spend many hours at school and we can reduce their risk by mitigating our schools.

Estimated Cost: Mechanical and Electrical Material and Labor Cost - \$7,200.00

**What is the Cost Associated with this Issue:** \$195,884.33

**Issue:** Water Systems



### Deficiencies Associated with this Issue:

Domestic galvanized piping is installed in the majority (85-90%) of DPS schools built before the mid-60's. Two exceptions to this are Bradley and Goldrick which were constructed with copper piping. Up to the mid-70's, the industry standard was galvanized piping rather than copper. Originally installed when the schools were built (approximately 40 to 50 years ago), galvanized domestic piping was installed for cost reduction and material availability. Over time the galvanized piping corrodes and releases excess amounts of iron and potentially lead and cadmium to the school drinking water supply. A recent water quality study at Phillips Elementary School with Denver Water has also found that excess iron levels in the drinking water uses up residual disinfectant, a potential public health issue. Currently Phillips Elementary School utilizes bottled drinking water.

The current health and safety deficiencies identified confirm that the facilities must take immediate action to avoid standing water in the domestic galvanized piping. EPA allows for manual flushing of the lines which is a DPS protocol for dealing with excess iron and lead, but to ensure that the flushing is occurring on a routine basis, an automated system is proposed.

Our immediate issue is to eliminate the discoloration and potential lead, copper, or cadmium issues in the schools drinking water from standing water. A Future Phase 2 will be implemented to replace all galvanized piping with copper piping under separate future non-CDE funding.

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

PHASE -1 A site survey was performed at several DPS Schools and an estimated amount of temporary Phase 1 System was determined based on PROJECTIONS.

☐

Phase -1 System: Install auto flush valves at the ends of main plumbing line, and install a (POU) point of use filters at fountains that were found to have elevated iron or lead levels. Each school will need to be evaluated for extent of galvanized piping. The size of main galvanized domestic water line must be determined to figure out how long to flush/and or how much chlorine residual is affected within the pipe.

PHASE -2: Over the next 40 year period, it is the intention of DPS to replace all existing galvanized piping with copper piping. Each school will need to be evaluated for extent of galvanized piping to be replaced. If the domestic water galvanized piping is not replaced in the future, the deficiencies identified under the JCAA and DPS assessments will continue to create high costs for maintenance and operation.

Material cost is estimated at \$400.00 per auto flush valve and labor at \$800.00 per sink. We estimated to install 400 auto flush valves and 400 new plumbing fixtures throughout the 75 DPS schools.

Material and labor \$120.00 per (POU) point of use water filter. We estimated 300 point of use water filter will be installed throughout the 75 DPS schools.

Mechanical Material and Labor Cost: \$586,000.00

List of schools that are first priority for eventual complete re-piping using future non-CDE funding sources:

- Cole
- Crofton
- Fairmont
- Hill
- Knapp
- Lake
- Moore
- Morey
- Park Hill
- Phillips
- Pioneer
- Rishel
- Schenck
- Valverde

List of schools that are second priority for eventual complete re-piping using future non-CDE funding sources:

- Asbury
- Ash Grove
- Ashley
- Barnum
- Barrett

o☒Beach Court  
-Bradley - copper  
o☒Bromwell  
o☒Brown  
o☒Bryant Webster  
o☒Carson  
o☒Cheltenham  
o☒Colfax  
☒ -Columbian – copper  
o☒Cory  
o☒Cowell  
o☒DCIS (Baker)  
o☒Denison  
o☒Doull  
o☒Ebert  
o☒Edison  
o☒Ellis  
o☒Fairview  
o☒Fallis  
o☒Force  
o☒Garden Place  
o☒Gilpin  
o☒Godsman  
☒ -Goldrick – copper piping  
o☒Grant  
o☒Greenlee  
o☒Gust  
o☒Hallett  
o☒Johnson  
o☒Kepner  
o☒Knight (aka DCEE)  
o☒Kunsmiller  
o☒Lincoln Elem.  
o☒H. Mann  
o☒McMeen  
o☒Merrill  
o☒Mitchell  
o☒Montclair  
o☒Munroe  
o☒Newlon  
o☒Palmer  
o☒Remington  
o☒Sabin  
o☒Schmitt  
o☒Skinner  
o☒Slavens  
o☒Smedley  
o☒Smiley  
o☒Smith  
o☒Steck  
o☒Stedman  
o☒Steele  
o☒Swansea  
o☒Teller  
o☒U. Park  
o☒Whiteman  
o☒Whittier

**How Urgent is this Project:**

Urgency priority ALL SCHOOLS IS HIGH. Although galvanized (zinc-coated) pipe is still considered to be a safe transport material for drinking water, there are potential health concerns. The concern is not for zinc or iron that may be leaching from the pipe, but for

lead and especially cadmium, two other heavy metals that may be present as impurities in the zinc used for the galvanizing process. In addition, high iron levels place a demand on residual disinfectant resulting in non-detectable levels, a potential public health issue.

The primary drinking water standards for lead and cadmium are 0.015 and 0.005 mg/L, respectively. Iron and zinc are secondary water quality standards, meaning high levels are not necessarily a health concern, but may cause aesthetic effects (such as taste, odor, or color) in drinking water. EPA has a recommended level of 5 mg/L for zinc and 0.3 mg/L for iron.

**What is the Cost Associated with this Issue:** \$706,284.34

**How Does this Project Conform with the Construction Guidelines:**

It is the intent of the design application to comply with the Capital Construction Assistance Public Schools Facility Construction Guidelines to promote safe and healthy facilities for the Denver Public School District by complying with the following:

Section 1

3.4. A potable water source and supply system complying with 5CCR 1003-1 “Colorado Primary Drinking Water Regulations” providing quality water as required by the Colorado Department of Public Health and Environment. Water quality shall be maintained and treated to reduce water for calcium, alkalinity, Ph, nitrates, bacteria, and temperature (reference, Colorado Primary Drinking Water Act and EPA Safe Water Drinking Act). The water supply system shall deliver water at a minimum normal operating pressure of 20 psi and a maximum of 100 psi to all plumbing fixtures. Independent systems and wells shall be protected from unauthorized access.

3.11.

A safe and efficient mechanical system that provides proper ventilation, and maintains the building temperature and relative humidity in accordance with the most current version of ASHRAE 55. The mechanical system shall be designed, maintained and installed utilizing current State and Federal building codes.

3.11.1. The material hereby incorporated by reference in these rules is the “Thermal Environmental Conditions for Human Occupancy (ASHRAE Standard 55)” produced by the American Society of Heating, Refrigeration and Air-Conditioning Engineers, Inc. 1995 Update.

3.11.2. Later Amendments to the “Thermal Environmental Conditions for Human Occupancy (ASHRAE Standard 55)” are excluded from these rules.

3.11.3. The Director of the Division of Public School Capital Construction Assistance, 1525 Sherman St. Denver, Colorado will provide information regarding how the “Thermal Environmental Conditions for Human Occupancy (ASHRAE Standard 55)” may be obtained or examined.

3.11.4. A copy of “Thermal Environmental Conditions for Human Occupancy (ASHRAE Standard 55)” may be examined at any state publications depository library.

3.12.

Healthy building indoor air quality (IAQ) through the use of the mechanical HVAC systems or operable windows and by reducing outside air and water infiltration with a tight building envelope.

SECTION 3 - Promote school design and facility management that implements the current version of “Leadership in Energy and Environmental Design” (LEED for schools) or “Colorado Collaborative for High Performance Schools” (CO-CHPS), green building and energy efficiency performance standards, or other programs that comply with the Office of the State Architects “High Performance Certification Program” (HPCP), reduces operations and maintenance efforts, relieves operational cost, and extends the service life of the districts capital assets by providing the following:

5 (1) The material hereby incorporated by reference in these rules is the “Leadership in Energy and Environmental Design (LEED for Schools)” produced by The United States Green Building Council version 2007 and the “Colorado Collaborative for High Performance Schools (CO\_CHPS)” produced by the Governors Energy Office version 2009.

5 (2) Later Amendments to the “Leadership in Energy and Environmental Design (LEED for Schools)” or the “Colorado Collaborative for High Performance Schools (CO\_CHPS)” are excluded from these rules.

5 (3) The Director of the Division of Public School Capital Construction Assistance, 1525 Sherman St. Denver, Colorado will provide information regarding how the “Leadership in Energy and Environmental Design (LEED for Schools)” and the “Colorado Collaborative for High Performance Schools (CO\_CHPS)” can be obtained or examined.

5.1. Facilities that conserve energy through High Performance Design (HPD). A high performance building is energy and water efficient, has low life cycle costs, is healthy for its occupants, and has a relatively low impact on the environment. In new construction it is vital that actual energy performance goals are set for the entire building in terms of KBTU/SF/YR total building

load by:

5.1.1. Establishing an integrated design team including school and community stakeholders, architects, engineers, and facility managers. Include an experienced LEED or CO-CHPS accredited professional as a member of the integrated design team to assist with the evaluation of existing facilities and with design of new schools;

5.1.3. Facilities that reduce demand on municipal infrastructure by encouraging denser development, reducing water consumption, and by providing responsible storm water management and treatment design;

5.1.17. Replacement of old inefficient mechanical systems with new energy efficient systems. Provide controls that monitor the efficiency of the mechanical system and control temperature range of facilities during low/non-use periods and after operating hours.

5.1.18. Commission mechanical systems at completion of construction and retro-commission every five years. Pursue third party certification through CO-CHPS or LEED for schools;

5.5. Training to establish district wide preventative maintenance tasks for all building systems to determine that systems are functioning as designed and clearly outline follow-up maintenance procedures to keep equipment and materials functioning as intended, extend life of equipment, and reduce operational costs.

**How Does the Applicant Plan to Maintain this Project if it is Awarded:**

Plan for Maintaining the Projects Once Completed:

DPS has an established district-wide Preventive Maintenance plan. This plan includes dedicated trained personnel assigned to review building systems on a regular basis.

District-wide basic maintenance programs are on-going throughout the District on a case-by-case basis which keeps up on maintenance such as repairing general damage and deterioration of piping, pumps, fan motors, exhaust fans, metering of manufacturers set requirements and adjustments, as well as concrete and/or asphalt paving, curb & gutter patch and repair, snow removal, re-striping of parking lines, arrows, and traffic flow markings, re-painting of curb site parking and student drop-off areas with appropriate colors per district standards, and exterior light fixtures. Periodic checks of the above items are performed by individual building Facility Managers.

The District also operates an after-hours central call center for demand and emergency calls manned 24/7.

How the life of the projects will be maintained:

The District's preventive maintenance program tracks the life and deterioration of a particular school building area; each asset is assigned a useful life and the asset is monitored through scheduled site visits by the preventive maintenance teams. Maintenance care programs are in place to be able to update the assets' conditions as appropriate based on the condition recorded during the scheduled site visits.

How an appropriate amount of funding will be budgeted for maintenance and replacement:

A maintenance budget is set aside yearly to cover on-going maintenance and upkeep.

All components in the District are identified as assets. This includes the facility itself, as well as items within the facility or on the facility's site. It includes all infrastructures, such as, but not limited to, boilers, electric motors, etc., as well as roofs, windows, sidewalks, parking lots, play equipment, carpeting, lighting, ventilation systems, etc.

The District's maintenance funds are a part of the Capital Reserve Funding, which is allotted throughout the District based on repair or replacement of highly critical identified deficiencies, which may cover all aspects of a facility depending on which deficiencies have been identified. A set amount of funds are set aside for the Preventive Maintenance program, which helps maintain facilities in operating condition.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time, Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

NA

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

NA

**CDE Comments:**

THE DISTRICT NOTIFIED STAFF OF THE PROJECT LATE IN THE APPLICATION PROCESS. HOWEVER STAFF HAS HAD NUMEROUS CONVERSATIONS WITH THE DISTRICT REGARDING TH E GRANT AND ALSO THE PROCESS.

|  |                    |                                     |  |
|--|--------------------|-------------------------------------|--|
| <b>Funded FTE Count:</b>                                       | 69,564.00          | <b>Bonded Debt Approved:</b>        | \$764,800,000.00   |
| <b>Assessed Valuation:</b>                                     | 11165147081        | <b>Year Bond Election Passed:</b>   | 03,08  |
| <b>PPAV:</b>   | \$160,503.00       | <b>Bonded Debt Failed:</b>          |  |
| <b>Bonded Debt:</b>  | \$768,396,601.00   | <b>Year Bond Election Failed:</b>   |  |
| <b>Total Bonding Capacity:</b>                                 | \$233,029,416.00   | <b>2010 Bond Election Results:</b>  | NA   |
| <b>% of Bonding Capacity Used:</b>                             | 34.00%             | <b>Median Household Income:</b>     | \$24,101.00  |
| <b>Bond Capacity Remaining:</b>                                | \$1,464,632,815.00 | <b>Free or Reduced Lunch %:</b>     | 71.56%   |
| <b>Existing Bond Mill Levy:</b>                                | 6.35               | <b>State Financial Watch:</b>       | No   |
| <b>Who Owns the Facility:</b>                                  | District           | <b>Charter School Fund Balance:</b> | NA   |
| <b>If it's a 3rd Party Explain:</b>                            |                    | <b>Charter Authorizer Letter:</b>   | No   |
|  |                    | <b>Charter 3 Month Notice:</b>      | No   |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No                 | <b>Charter Chartered for 5 Yrs:</b> | No   |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                    | <b>Year Built:</b>                  | 1973, 1970, 1973, 1973, 1974, 1925, 1920, 1921, 1960, 1975, 1951, 1930, 1950, 1920, 1951, 1954, 1957, 1955, 1955, 1924, 1925, 1956, 1924, 1924, 1960, 1955, 1951, 1958, 2000, 1958, 1950, 1955, 1951, 1955, 1952, 1951, 1956, 1952, 1957, 1926, 1904, 1954, 1943, 1914, 1921, 1961, 1951, 1950, 1901, 1951, 1926, 1954, 1957, 1958, 1958, 1955, 1921, 1956, 1911, 1928, 1954, 1993, 1923, 1913, 1957, 1931, 1920, 1924, 1924, 1954, 1930, 1929, 1925, 1905, 1958, 1925 |

NA

|                                    |   |                                    |                        |
|------------------------------------|---|------------------------------------|------------------------|
| <b>Current Grant Request:</b>      | \$927,134.00  | <b>Affected Sq Ft:</b>             | 380,823.00             |
| <b>Current Applicant Match:</b>    | \$758,564.00  | <b>Master Plan Completed:</b>      | Yes                    |
| <b>Current Total Project Cost:</b> | \$1,685,698.00  | <b>CDE Minimum Match %:</b>        | 45                     |
| <b>Previous Grant Awards:</b>      | 0   | <b>Actual Match % Provided:</b>    | 45                     |
| <b>Previous Matches:</b>           | 0   | <b>Was a Waiver Required:</b>      | N/A                    |
| <b>Future Grant Requests:</b>      | 0   | <b>Stautory Waiver:</b>            |                        |
| <b>Future Matches:</b>             | 0   | <b>FCI:</b>                        | 60.65%                 |
| <b>Total for all Phases:</b>       | \$1,532,453.00  | <b>CFI:</b>                        | 83.56%                 |
| <b>Cost Per Pupil:</b>             | \$244.00  | <b>Inflation:</b>                  | 3                      |
| <b>Cost Per Sq Ft:</b>             | \$4.00  | <b>Historical Significance:</b>    | Yes-Deemed Significant |
| <b>Red Flags for Discussion:</b>   | Min. communication w/staff  | <b>Does this Qualify For HPCP:</b> | Not Required           |
| <b>Red Flags Explain:</b>          | THE DISTRICT NOTIFIED STAFF OF THE PROJECT LATE IN THE APPLICATION PROCESS. HOWEVER STAFF HAS HAD NUMEREIOUS CONVERSATIONS WITH THE DISTRICT REGARDING TH E GRANT AND ALSO THE PROCESS. |                                    |                        |

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## ELBERT 200 - Elbert K-12 - New PK-12 School

### School Name: Elbert K-12

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 2            |
| All or Portion built by WPA: | Yes          |
| Gross Area (SF):             | 52,947       |
| Replacement Value:           | \$16,455,153 |
| Condition Budget:            | \$8,723,500  |
| Total FCI:                   | 53.01%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$3,657,700  |
| Total RSLI:                  | 17%          |
| Total CFI:                   | 75.2%        |
| Condition Score: (60%)       | 3.01         |
| Energy Score: (0%)           | 2.40         |
| Suitability Score: (40%)     | 3.36         |
| School Score:                | 3.15         |






### Statutory Waiver for BEST Grant District Match

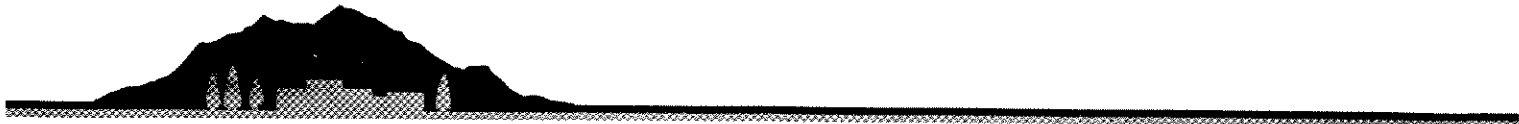
A partial/full (circle one) district match waiver is requested due to:  
22-43.7-109(10) (a) C.R.S. A school district shall not be required to provide any amount of matching moneys in excess of the difference between the school district's limit of bonded indebtedness, as calculated pursuant to section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

- A. Applicant required minimum match for this project based on CDE's minimum listed percent (Line Items A \* M from grant application): \$13,575,170
- B. District limit on bonded indebtedness as calculated in section 22-42-104 C.R.S. (FY2010/11 AV x 20%): \$ 3, 684,048
- C. New proposed bonded indebtedness if the grant is awarded: \$ 3, 684,048
- D. Current outstanding bonded indebtedness: \$ 0
- E. Total bonded indebtedness if grant is awarded with a successful 2011 election (Line C+D): \$ 3, 684,048

School District: Elbert School District #200  
Project: P-20 Facility Replacement Project  
Date: March 3, 2011

Signed by Superintendent:   
Printed Name: Kelli R. Loflin

Signed by School Board Officer:   
Printed Name: Del Olkjer  
Title: School Board President



## ELBERT SCHOOL DISTRICT 200

Ted Hughes  
Colorado Department of Education  
Capital Construction Grants  
201 E. Colfax Avenue  
Denver, CO 80203

Dear Grant Selection Committee:

On behalf of Elbert School District #200, the Board of Education, and our taxpayers, I am writing to request a special waiver to our BEST Grant application, as permitted under C.R.S. 22-43.7-109(10)(b).

The District was extremely grateful to be selected by this Committee in 2010 and we have a great appreciation for the effort put forth on our behalf by the BEST staff. As you may imagine, we were extremely disappointed when the District's bond election failed in November 2010.

The amount of the grant approved in 2010 was \$19,873,970.55 and the District's match was set at 66%. After application of the statutory waiver, which reflects the District's bonding capacity, the match was reduced to 18% of the total Grant or \$3,577,314.70, which is the maximum allowed by statute.

This waiver is submitted in regard to the District's required matching fund portion, currently allocated at 68% and represents an attempt to minimize the significant burden on our individual taxpayers. We present a scenario in which the District will bring the same percentage of money to the table that was approved in the previous grant cycle, but in a different configuration. Last year our application stated that Elbert could make use of the statutory waiver option and meet the matching funds requirement with a bond that supplied 18% of our total project cost. In light of the significant burden the bond would put on our individual taxpayers, the District is suggesting the following additional waiver.

It is important to understand when considering this request that **the District remains committed to meeting the 18% requirement.** We are simply seeking permission to reduce the significant tax impact on our individual taxpayers by offering a cash match in the amount of \$500,000, drawn from the District's Building Fund. Under this scenario, *the State will receive the same percentage of matching funds from Elbert as expected in last year's grant.*

This District was extremely surprised by the outcome of the vote in November, which was entirely inconsistent with our polling results. Since the election, our Board of Education has taken significant steps to determine the root cause of the bond failure. To get feedback from the community, a survey was distributed to all registered voters and

individual board members visited voters in their homes and local businesses. The most consistent reason given for the failure was the significant impact on the individual taxpayer. The District also spent considerable time and money analyzing the questionable election results.

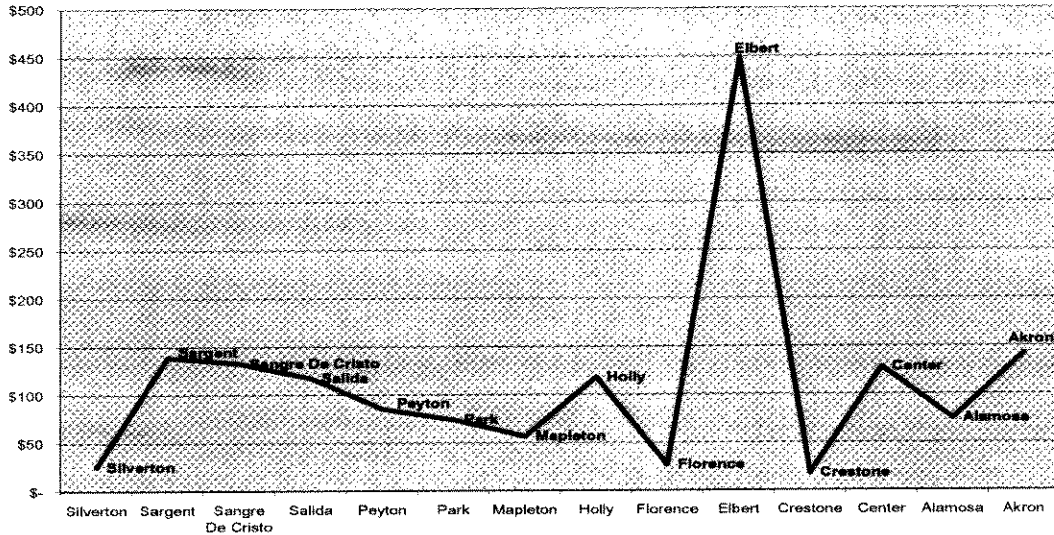
Elbert School District's position is unique, as it has one of the smallest assessed values in the State and one of the highest average home values. This means that Elbert School District, like many other districts, must maximize its bonding capacity to generate its matching funds. However, the resulting tax increase for our residents *is more than \$300 a year higher* than the next district that has participated in the BEST program. One might argue that since Elbert residents have higher home values, they should be able to afford a larger tax increase. However, such an increased burden is difficult for most individuals to absorb in these challenging financial times. Moreover, as evidenced in districts with higher home values such as Park, Silverton, and Salida, there is little correlation between the individual tax impact and home values. Typically a district with higher home values will also have a higher assessed value, much of which comes from commercial and other non-residential properties, which results in an overall lower tax increase per homeowner. This is due to the lower number of mills that are required to generate enough funds to pay the debt service on the bonds. Conversely, while districts with lower assessed values are required to maximize their debt capacity, the burden on the individual taxpayer is lessened due to the lower home values and greater number of homes.

It is exactly the opposite in Elbert School District. Elbert has a low assessed value, relatively few homes, and high home values. This means that it must maximize its debt capacity, by assessing 15.33 mills to service the 18% match. In light of the high home values the impact of the additional mills is overwhelming for the individual taxpayer. So, while districts with high home values, like Salida, benefit from a larger assessed value and the individual tax impact in districts maxing out their debt capacity is typically buffered by lower home values, Elbert has the benefit of neither. Attached is an analysis of the overall tax impact on the average home in each BEST district. (Source- City-Data.com)

**Comparison of Tax Increases in all BEST District elections**

| District         | Assessed value   | Average Home in County | Mills | Actual Cost on Avg home | MAX Debt Capacity? |
|------------------|------------------|------------------------|-------|-------------------------|--------------------|
| Elbert           | \$18,456,100.00  |                        | 15.33 |                         | YES                |
| Akron            | \$39,759,765.00  | \$120,307              | 14.91 | \$142.45                | YES                |
| Sargent          | \$29,231,000.00  | \$122,795              | 14.27 | \$138.62                | YES                |
| Sangre De Cristo | \$22,768,000.00  | \$126,102              | 13.22 | \$132.59                | YES                |
| Center           | \$23,887,193.00  | \$106,052              | 15.20 | \$128.23                | YES                |
| Holly            | \$17,200,770.00  | \$97,624               | 15.28 | \$117.94                | YES                |
| Salida           | \$205,550,845.00 | \$219,924              | 6.72  | \$117.11                | NO                 |
| Peyton           | \$40,603,365.00  | \$217,400              | 4.93  | \$85.08                 | NO                 |
| Alamosa          | \$117,350,000.00 | \$126,102              | 7.46  | \$74.80                 | NO                 |
| Park             | \$335,500,000.00 | \$273,511              | 3.40  | \$73.84                 | NO                 |
| Mapleton         | \$454,043,000.00 | \$191,200              | 3.73  | \$56.71                 | NO                 |
| Florence         | \$159,267,800.00 | \$147,308              | 2.28  | \$26.67                 | NO                 |
| Silverton        | \$57,605,250.00  | \$206,621              | 1.53  | \$25.01                 | NO                 |
| Crestone         | \$25,206,000.00  | \$106,052              | 2.11  | \$17.81                 | NO                 |

Annual BEST taxpayer impact on an average home (County)



Elbert School District has the highest residential share of total assessed value of all school districts in the State with an assessed value under \$20,000,000. At a total residential share of nearly 59%, the District is unable to spread the tax increase across other sectors such as commercial, industrial, oil/gas, etc. This means that residents in Elbert are forced to bear the burden of the tax increase in Elbert School District more than any other district in the state (please see the attached data from the State of Colorado Division of Property Taxation Report).

The Statewide needs assessment clearly indicates the need for a new school facility and our investigation showed that the majority of patrons support a new school building. However, many voters had the misconception that if the overall project size was reduced, the taxpayer impact would also decrease. The Board firmly believes that the project presented in this application is in the best interest of the Elbert taxpayers and the State, as it is the most economical and the least educationally intrusive option available. The cash match presented in this waiver letter represents the District's attempt to offset, to some extent, the significant impact on our taxpayers. The \$500,000 commitment may appear to be somewhat insignificant, in light of the total grant amount, but it is all the District can put forth at this time without going into debt. The District considered issuing Certificates of Participation in order to provide additional money toward our project and our taxpayer burden, but given the financial uncertainty of the times it was determined this was not a risk worth taking. The District would propose to supplement this amount in the future through alternate financing options (if/when the economy improves), the sale of other District owned property (if/when property values increase) and/or through gifts, grants and donations. Any funds so generated would be placed into an account designated for repayment of the bond in ten years and/or according to its terms.

As a small rural school, it is always challenging to recruit and retain teachers as we attempt to keep our salary schedules competitive with our neighboring districts. Because of this, the majority of our funding is allocated for teacher pay and benefits which inflates

our salary burden. The District is also facing continually increasing costs for insurance, PERA contributions, utilities and overall inflation. As the superintendent of the Elbert School District, I pride myself in presenting a balanced budget and believe I have been vigilant in maintaining our financial stability. Although as of just last week, our budget is scheduled to take an additional \$207,000.00 cut per the State. Despite these deficits I am proud that our district has been able to build up a small reserve for tough times. The existing general fund balance is \$782,000.00 which allows the continuation of our current state of operation. I applaud our staff's commitment as they do more with less by taking on additional roles previously filled by full time personnel, cutting their classroom budgets, and continuously looking for ways to save money for our educational operation.

It is our heartfelt hope that the Grant Selection Committee recognizes the true need of our School District and our distinctly unique financial situation. However, we are fully prepared to proceed without the benefit of the relief requested through this waiver and urge you to approve our application even if you do not accept this written waiver request. We have attached the Statutory Waiver Form in the event you just choose to approve our application at our maximum bonded indebtedness of 18% of the total project cost.

We are deeply committed to this project. Our critical facility needs have not changed and we are confident that we have the information necessary to achieve a favorable result at the election in November 2011. By writing this letter we believe we have done our due diligence for our voters by exhausting all options with regard to reducing their tax burden.

Thank you for your consideration. We look forward to working with you to provide a healthy, safe, nurturing environment for the Elbert students and staff. If you need additional information, I invite you to call or visit our school.

Sincerely,



Kelli R. Loflin  
Superintendent, Elbert School District #200  
303-648-3030  
[kloflin@elbertschool.org](mailto:kloflin@elbertschool.org)

Under \$25 million

| Parcel No.               | SCIL NAME | VACANT      | RESIDENTIAL | COMMERCIAL   | INDUSTRIAL | AGRICULTURAL | NATURAL RESOURCE | PRODUCING MINE | OIL GAS | STATE ASSESSED | TOTAL        |
|--------------------------|-----------|-------------|-------------|--------------|------------|--------------|------------------|----------------|---------|----------------|--------------|
| Sanford 6J               |           | \$389,027   | 6.5%        | \$144,804    | \$0        | \$0          | \$0              | \$0            | \$0     | \$0            | \$389,027    |
| Blanton/Taylor 60 JT     |           | \$3,211,180 | 20.6%       | \$8,099,670  | \$0        | \$0          | \$0              | \$0            | \$0     | \$0            | \$11,310,850 |
| South Cooneros RE-10     |           | \$5,263,915 | 25.4%       | \$12,478,993 | \$0        | \$0          | \$0              | \$0            | \$0     | \$0            | \$17,742,908 |
| North Cooneros RE-1J     |           | \$2,497,181 | 10.7%       | \$11,191,670 | \$0        | \$0          | \$0              | \$0            | \$0     | \$0            | \$13,688,851 |
| Big Sandy 700J           |           | \$1,098,186 | 7.6%        | \$6,537,330  | \$0        | \$0          | \$0              | \$0            | \$0     | \$0            | \$7,635,516  |
| Cheraw 3J                |           | \$38,285    | 0.9%        | \$1,567,244  | \$0        | \$0          | \$0              | \$0            | \$0     | \$0            | \$1,605,529  |
| Forester R-4J            |           | \$114,711   | 0.9%        | \$4,493,368  | \$0        | \$0          | \$0              | \$0            | \$0     | \$0            | \$4,608,079  |
| Wicketon Valley RE-20(U) |           | \$53,620    | 3.9%        | \$4,964,130  | \$0        | \$0          | \$0              | \$0            | \$0     | \$0            | \$5,017,750  |
| Agyle 300                |           | \$1,451,420 | 11.2%       | \$3,915,230  | \$0        | \$0          | \$0              | \$0            | \$0     | \$0            | \$5,366,650  |
| Mountain Valley RE-1     |           | \$3,805,090 | 26.7%       | \$4,301,860  | \$0        | \$0          | \$0              | \$0            | \$0     | \$0            | \$8,106,950  |
| Frenchman RE-3           |           | \$60,530    | 0.7%        | \$2,600,390  | \$0        | \$0          | \$0              | \$0            | \$0     | \$0            | \$2,660,920  |
| Swink 33                 |           | \$365,620   | 1.8%        | \$4,065,954  | \$0        | \$0          | \$0              | \$0            | \$0     | \$0            | \$4,431,574  |
| Manzanola 3J             |           | \$45,580    | 0.7%        | \$5,048,690  | \$0        | \$0          | \$0              | \$0            | \$0     | \$0            | \$5,104,270  |
| Edison 54 JT             |           | \$73,296    | 1.1%        | \$1,546,879  | \$0        | \$0          | \$0              | \$0            | \$0     | \$0            | \$1,620,175  |
| Center 26 JT             |           | \$195,247   | 2.5%        | \$1,804,176  | \$0        | \$0          | \$0              | \$0            | \$0     | \$0            | \$1,999,423  |
| Stratton R-4             |           | \$303,033   | 3.7%        | \$2,099,694  | \$0        | \$0          | \$0              | \$0            | \$0     | \$0            | \$2,402,727  |
| Burdick RE-4             |           | \$80,766    | 0.6%        | \$2,845,682  | \$0        | \$0          | \$0              | \$0            | \$0     | \$0            | \$2,926,448  |
| Valley RE-13 JT          |           | \$50,437    | 0.4%        | \$2,081,325  | \$0        | \$0          | \$0              | \$0            | \$0     | \$0            | \$2,131,762  |
| Sarge De Cristo RE-22J   |           | \$116,914   | 0.9%        | \$2,684,563  | \$0        | \$0          | \$0              | \$0            | \$0     | \$0            | \$2,801,477  |
| Springfield RE-4         |           | \$4,717,374 | 20.7%       | \$3,994,528  | \$0        | \$0          | \$0              | \$0            | \$0     | \$0            | \$8,711,902  |
| Artha Flagler C-20       |           | \$195,235   | 0.9%        | \$3,626,020  | \$0        | \$0          | \$0              | \$0            | \$0     | \$0            | \$3,821,255  |
| Deer Trail 26J           |           | \$146,425   | 0.8%        | \$3,033,986  | \$0        | \$0          | \$0              | \$0            | \$0     | \$0            | \$3,180,411  |
| OHS R-3                  |           | \$398,970   | 1.9%        | \$3,343,650  | \$0        | \$0          | \$0              | \$0            | \$0     | \$0            | \$3,742,620  |
| Holly RE-3               |           | \$74,631    | 0.5%        | \$2,008,432  | \$0        | \$0          | \$0              | \$0            | \$0     | \$0            | \$2,083,063  |
| Karval RE-23             |           | \$83,430    | 0.5%        | \$2,394,000  | \$0        | \$0          | \$0              | \$0            | \$0     | \$0            | \$2,477,430  |
| Lone Star 101            |           | \$171,260   | 3.4%        | \$644,870    | \$0        | \$0          | \$0              | \$0            | \$0     | \$0            | \$816,130    |
| Granada RE-1             |           | \$96,300    | 0.9%        | \$1,113,350  | \$0        | \$0          | \$0              | \$0            | \$0     | \$0            | \$1,210,650  |
| Hl Plains R-23           |           | \$85,899    | 0.6%        | \$1,469,286  | \$0        | \$0          | \$0              | \$0            | \$0     | \$0            | \$1,555,185  |
| Biggsdale RE-10          |           | \$30,940    | 0.2%        | \$1,832,480  | \$0        | \$0          | \$0              | \$0            | \$0     | \$0            | \$1,863,420  |
| Eads RE-1                |           | \$57,250    | 0.3%        | \$1,655,220  | \$0        | \$0          | \$0              | \$0            | \$0     | \$0            | \$1,712,470  |
| Bethune R-5              |           | \$42,179    | 0.3%        | \$1,364,257  | \$0        | \$0          | \$0              | \$0            | \$0     | \$0            | \$1,406,436  |
| Platte Valley RE-3       |           | \$161,470   | 0.9%        | \$1,530,547  | \$0        | \$0          | \$0              | \$0            | \$0     | \$0            | \$1,692,017  |
| Walsh RE-1               |           | \$27,650    | 0.1%        | \$1,707,670  | \$0        | \$0          | \$0              | \$0            | \$0     | \$0            | \$1,735,320  |
| Vias RE-5                |           | \$49,744    | 0.2%        | \$1,540,480  | \$0        | \$0          | \$0              | \$0            | \$0     | \$0            | \$1,590,224  |
| Kan Reorganized 88       |           | \$17,537    | 0.3%        | \$318,147    | \$0        | \$0          | \$0              | \$0            | \$0     | \$0            | \$335,684    |
| Idellia RL3              |           | \$58,620    | 0.3%        | \$930,400    | \$0        | \$0          | \$0              | \$0            | \$0     | \$0            | \$1,008,020  |
| Liberty J-4              |           | \$7,280     | 0.0%        | \$1,144,525  | \$0        | \$0          | \$0              | \$0            | \$0     | \$0            | \$1,151,805  |
| Platte RE-11             |           | \$25,990    | 0.2%        | \$1,216,481  | \$0        | \$0          | \$0              | \$0            | \$0     | \$0            | \$1,242,471  |
| Pritchett RE-3           |           | \$25,990    | 0.2%        | \$731,900    | \$0        | \$0          | \$0              | \$0            | \$0     | \$0            | \$757,890    |
| Woodland R-104           |           | \$21,569    | 0.2%        | \$366,861    | \$0        | \$0          | \$0              | \$0            | \$0     | \$0            | \$388,430    |
| Branson Reorganized 82   |           | \$4,060     | 0.0%        | \$825,916    | \$0        | \$0          | \$0              | \$0            | \$0     | \$0            | \$830,076    |
| Campto RE-6              |           | \$139,903   | 1.1%        | \$412,840    | \$0        | \$0          | \$0              | \$0            | \$0     | \$0            | \$552,743    |
| Pleasure RE-2            |           | \$29,903    | 0.3%        | \$314,376    | \$0        | \$0          | \$0              | \$0            | \$0     | \$0            | \$344,279    |
|                          |           | \$14,240    | 0.1%        | \$366,200    | \$0        | \$0          | \$0              | \$0            | \$0     | \$0            | \$380,440    |

\$25 Million - Under \$50 million

|                        |  |              |       |              |     |     |     |     |     |     |              |
|------------------------|--|--------------|-------|--------------|-----|-----|-----|-----|-----|-----|--------------|
| Peyton 23 JT           |  | \$7,765,260  | 19.0% | \$26,236,880 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$34,002,140 |
| Kiowa C-2              |  | \$3,048,600  | 10.7% | \$16,202,280 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$19,250,880 |
| Elmcott 22             |  | \$5,021,940  | 17.1% | \$2,970,040  | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$8,001,980  |
| Coedre Consolidated 1  |  | \$8,205,150  | 24.7% | \$16,489,530 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$24,694,680 |
| Carlin R-1             |  | \$1,940,190  | 7.0%  | \$13,159,240 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$15,099,430 |
| La Vela RE-2           |  | \$5,255,404  | 12.7% | \$18,459,280 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$23,714,684 |
| Rocky Ford R-2         |  | \$233,002    | 0.8%  | \$12,665,928 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$12,898,930 |
| Monte Vista C-8        |  | \$1,474,949  | 3.2%  | \$11,129,709 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$12,604,658 |
| Moftal 2               |  | \$13,640,078 | 53.5% | \$8,173,150  | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$21,813,228 |
| Byers 32J              |  | \$610,020    | 1.6%  | \$11,530,480 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$12,140,500 |
| North Park R-1         |  | \$1,908,781  | 5.4%  | \$9,204,136  | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$11,112,917 |
| Vigginas RE-5(U)       |  | \$1,066,810  | 2.5%  | \$11,028,570 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$12,095,380 |
| Holyoke RE-1J          |  | \$176,870    | 0.4%  | \$10,018,050 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$10,194,920 |
| West End RE-2          |  | \$137,380    | 0.4%  | \$8,704,450  | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$8,841,830  |
| Linon RE-4J            |  | \$760,880    | 1.9%  | \$7,051,360  | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$7,812,240  |
| Agnillar Reorganized 6 |  | \$1,408,610  | 4.6%  | \$5,181,250  | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$6,589,860  |
| Crowley County RE-1J   |  | \$291,823    | 0.9%  | \$5,568,389  | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$5,860,212  |
| Akron R-1              |  | \$110,073    | 0.3%  | \$5,181,250  | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$5,291,323  |
| Sargent RE-33J         |  | \$197,621    | 0.4%  | \$4,349,956  | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$4,547,577  |
| Hoehne Reorganized 3   |  | \$11,033,620 | 23.0% | \$3,746,970  | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$14,780,590 |
| Julesburg RE-1         |  | \$54,730     | 0.2%  | \$6,296,760  | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$6,351,490  |
| Genoa Hugo C-113       |  | \$149,810    | 0.5%  | \$3,594,120  | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$3,743,930  |
| Altckaree R-2          |  | \$26,362     | 0.1%  | \$3,379,540  | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$3,405,902  |
| Kit Carson R-1         |  | \$59,678     | 0.1%  | \$1,167,091  | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,226,769  |
|                        |  | \$816,729    | 1.7%  | \$534,086    | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$1,350,815  |



**Elbert School District Tax Analysis (Projected w/ Bond)**

|  | 2011 for 2012       |
|--|---------------------|
| <b>Submitted Project Size</b>                                    | <b>\$19,963,485</b> |
| match %  | 68%                 |
| Match Amount (if BEST funds 100% of submitted project)           | \$13,575,170        |
| <b>District Match Amount (lesser of match % or debt limit)</b>   | <b>\$3,684,048</b>  |
| <b>State BEST Funding</b>  | <b>\$16,279,437</b> |
| Project Funded by BEST   | \$19,963,485        |
| Ballot Question Amount   | \$3,684,048         |
| 2010/2011 Assessed Value (AV)                                    | \$18,420,240        |
| 2011/12 AV Growth  | 0%                  |
| Estimated 2011/2012 Assessed Value (AV)                          | \$18,420,240        |
| <b>Debt Limit (@20% of AV)</b>                                   | <b>\$3,684,048</b>  |
| (less Debt Outstanding)  | \$0                 |
| <b>Net Debt Capacity</b>   | <b>\$3,684,048</b>  |
| (Additional Cash Contribution)                                   | \$0                 |
| <b>Net Bond Question</b>   | <b>\$3,684,048</b>  |
| <b>New Debt (required for ballot question)</b>                   | <b>\$3,684,048</b>  |
| Term (in years)  | 20                  |
| Interest Rate (average)  | 4.50%               |
| Annual Payment (required for ballot question(1))                 | \$283,215           |
| Total Repayment Over 20 Years (required for ballot question (1)) | \$5,664,308         |
| Mill Levy (for 2011: SFA levy = 20.596, abatement levy = .020)   | 20.616              |
| <b>Mill Levy Impact (w/ bond)</b>                                | <b>15.375</b>       |
| Mill Levy (w/ bond)  | 35.991              |
| <b>Residential Home Market Value</b>                             | <b>\$100,000</b>    |
| Residential Assessment Rate                                      | 7.96%               |
| Residential Home Assessed Value                                  | \$7,960             |
| <b>Tax Bill (w/o bond)</b>                                       | <b>\$164.10</b>     |
| Tax Bill (w/ bond)   | \$286.49            |
| Tax Impact (w/ bond) - Annual                                    | \$122.39            |
| Tax Impact (w/ bond) - Monthly                                   | \$10.20             |
| <b>Dryland Market Value per Acre (Elbert County)</b>             | <b>\$57.34</b>      |
| <b>Dryland Assessed Value per Acre</b>                           | <b>\$16.63</b>      |
| Acreage Farmed (1 section)                                       | 640                 |
| Dryland Market Value per 640 acres                               | \$36,701            |
| Dryland Assessed Value per 640 acres                             | \$10,643            |
| <b>Tax Bill (w/o bond)</b>                                       | <b>\$219.42</b>     |
| Tax Bill (w/ bond)   | \$383.06            |
| Tax Impact (w/ bond)   | \$163.64            |
| Tax Impact (w/ bond) per acre                                    | \$0.26              |
| <b>Grazing Market Value per Acre (Elbert County)</b>             | <b>\$21.83</b>      |
| <b>Grazing Assessed Value per Acre</b>                           | <b>\$6.33</b>       |
| Acreage Farmed (1 section)                                       | 640                 |
| Grazing Market Value per 640 acres                               | \$13,970            |
| Grazing Assessed Value per 640 acres                             | \$4,051             |
| <b>Tax Bill (w/o bond)</b>                                       | <b>\$83.52</b>      |
| Tax Bill (w/ bond)   | \$145.81            |
| Tax Impact (w/ bond)   | \$62.29             |
| Tax Impact (w/ bond) per acre                                    | \$0.10              |

8.45% Constrained Debt Limit Match Rate

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Note (1): Typically based on higher interest rate than "current" market interest rate.

**Elbert School District Tax Analysis (Projected w/ Bond)**

2011 for 2012

|  |              |
|--|--------------|
| <b>Submitted Project Size</b>                                    | \$19,963,485 |
| match %  | 89%          |
| Match Amount (if BEST funds 100% of submitted project)           | \$13,575,170 |
| <b>District Match Amount (lesser of match % or debt limit)</b>   | \$3,684,048  |
| <b>State BEST Funding</b>  | \$16,279,437 |
| Project Funded by BEST   | \$19,963,485 |
| Ballot Question Amount   | \$3,684,048  |
| 2010/2011 Assessed Value (AV)                                    | \$18,420,240 |
| 2011/12 AV Growth  | 0%           |
| Estimated 2011/2012 Assessed Value (AV)                          | \$18,420,240 |
| <b>Debt Limit (@20% of AV)</b>                                   | \$3,684,048  |
| (less Debt Outstanding)  | \$0          |
| <b>Net Debt Capacity</b>   | \$3,684,048  |
| <b>(Additional Cash Contribution)</b>                            | \$500,000    |
| <b>Net Bond Question</b>   | \$3,184,048  |
| <b>New Debt (required for ballot question)</b>                   | \$3,184,048  |
| Term (in years)  | 20           |
| Interest Rate (average)  | 4.50%        |
| Annual Payment (required for ballot question(1))                 | \$244,777    |
| Total Repayment Over 20 Years (required for ballot question (1)) | \$4,895,547  |
| Mill Levy (for 2011: SFA levy = 20.596, abatement levy = .020)   | 20.616       |
| <b>Mill Levy Impact (w/ bond)</b>                                | 13.288       |
| Mill Levy (w/ bond)  | 33.904       |
| <b>Residential Home Market Value</b>                             | \$100,000    |
| Residential Assessment Rate                                      | 7.96%        |
| Residential Home Assessed Value                                  | \$7,960      |
| <b>Tax Bill (w/o bond)</b>                                       | \$164.10     |
| Tax Bill (w/ bond)   | \$269.88     |
| Tax Impact (w/ bond) - Annual                                    | \$105.78     |
| Tax Impact (w/ bond) - Monthly                                   | \$8.81       |

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|  |          |
|--|----------|
| <b>Dryland Market Value per Acre (Elbert County)</b> | \$57.34  |
| <b>Dryland Assessed Value per Acre</b>               | \$16.63  |
| <b>Acreage Farmed (1 section)</b>                    | 640      |
| Dryland Market Value per 640 acres                   | \$36,701 |
| Dryland Assessed Value per 640 acres                 | \$10,643 |
| <b>Tax Bill (w/o bond)</b>                           | \$219.42 |
| Tax Bill (w/ bond)                                   | \$360.85 |
| Tax Impact (w/ bond)                                 | \$141.43 |
| Tax Impact (w/ bond) per acre                        | \$0.22   |
| <b>Grazing Market Value per Acre (Elbert County)</b> | \$21.83  |
| <b>Grazing Assessed Value per Acre</b>               | \$6.33   |
| <b>Acreage Farmed (1 section)</b>                    | 640      |
| Grazing Market Value per 640 acres                   | \$13,970 |
| Grazing Assessed Value per 640 acres                 | \$4,051  |
| <b>Tax Bill (w/o bond)</b>                           | \$83.52  |
| Tax Bill (w/ bond)                                   | \$137.35 |
| Tax Impact (w/ bond)                                 | \$53.83  |
| Tax Impact (w/ bond) per acre                        | \$0.08   |

Note (1): Typically based on higher interest rate than "current" market interest rate.

# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** ELBERT 200

**Sort Order #:** 128

**County:** ELBERT

**Applicant Priority #:** 1

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

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

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

Due to numerous health and safety issues identified in our existing facility, the District is again seeking funding to build a new P-20 facility on our current site. Based on the Master Plan created last year and information contained in the CDE Statewide Facility Assessment, a new building is still the district's only practical option. It is not prudent for the District to resolve these critical issues within our present facility as it has far exceeded its useful and designed life. The current Statewide Assessment values the buildings at approximately \$15.7MM with a minimum of \$ 10.9MM for repairs.

The Elbert School Board evaluated last year's election results and determined that the biggest contributing factor to the bond's failure was the substantial tax impact on individual taxpayers. The Board feels strongly that the building option previously approved by the BEST Committee is still the District's best course of action, as it is the most economical and least educationally intrusive. A new facility eliminates all identified health and safety issues. This P-20 LEED certified gold-rated building will have a useful life of over 50 years, the wisest investment for taxpayers.

The Elbert Building Committee is now creating an aggressive plan of action to further educate voters about this valuable opportunity. The District and concerned citizens are in contact with the county election department to identify those who voted in the last election. This will ensure all active voters are properly informed of the importance of this project so the \$3.6MM bond will pass. Prior to last year's election, the Committee hosted public information sessions. More will be scheduled as attendees have shown an overwhelmingly positive response in support of this project. This year, students will play a more active role and will be more visible in the community during the campaign. The new "Bulldog Community Beat" newsletter is sent monthly to all families in the voting district to familiarize the public with the events, activities and accomplishments of Elbert School. In addition, the District has been in contact with the campaign manager from Mapleton School District for advice in successfully running a 2nd year bond campaign. And finally, an Owner's Representative has already been secured and is fine tuning our application and budget.

Upon the successful passage of the bond this year, an architectural firm will be contracted to design the new P-20 facility. The recommended 70,000 square feet of classroom space will bring our educational abilities to 21st century learning standards. The District is considered a one-round school meaning one class per grade level, with approximately 15-22 students per class. The concept of P-20 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. Accommodations for future expansion are in the plan should the need arise.

Current enrollment has declined slightly in the last several years but has lately been holding steady at an average of 240 students. And at one time this past school year up to 277 students were enrolled. It is the Board's opinion that this minor reduction is due to the national economic crisis and the local above average cost of living. As a neighbor to three of the fastest growing districts in Colorado (Elizabeth, Douglas County and Falcon), some families are instead attracted to nearby Elbert and its small town atmosphere. It is a bedroom community for both Denver and Colorado Springs which assures a constant population for the school, unlike other rural districts with declining enrollment. In the very recent past, Elbert School has had almost 300 students and housing is available. We feel it is vitally important to maintain a school in this community as it will always be home to families with children to educate.

**Issue:** School Replacement

### Deficiencies Associated with this Issue:

The following deficiencies were identified as the health and safety issues of the current facility:

1. Foundation/Structural Integrity – Documented cracks and heaving of the foundation create a huge potential for the facility/roof to collapse due to movement or snow/water loads (see uploaded photos- crack in parapet wall, deteriorated foundation, and hand under raised sidewalk). During the week of February 23rd, 2010, the district was privileged to have three structural engineers visit the site to assist district personnel in determining the most critical areas of concern within our current facility. As a serious

unforeseen problem, the engineers noted one of our most critical structural concerns is our 1997 addition for two reasons. The area shows more stress cracks and movement than any other area in our facilities and there is also water penetrating the wall to the inside of the building causing moisture-related problems. Also noted during the visit were several foundation issues; specifically foundation cracks that run the length of the structure, as well as a crack in the parapet wall that runs the entire length of the original 1936 portion. They noted the gymnasium could not be saved due to the crumbling foundation and the inability to hold current snow load requirements. As depicted in the uploaded photo, the ground movement is so significant in some areas that an entire adult hand can be placed between the building and sidewalk.

2. Deteriorated Roof Systems – The system is compromised, leaking, and has improper drainage resulting in mold, wood rot, and the potential for collapse (see appendix photo page of roof deficiencies). The current roofing system has been compromised and there are numerous significant areas of leaking. The situation saw some improvement last fall because of a small grant from the Capital Construction Committee which was used to put another layer of foam in the most severe area. This “band aid” was to temporarily fix the worst of the leaks until the Statewide Assessment was completed and a Master Plan was created outlining the District's long term goals for the current facility. The current roof system is comprised of wood decking over wood joists to supposedly create a ¼” per foot slope for positive drainage. However due to numerous layers of Sprayed Polyurethane Foam (SPF) over the original roof assembly, positive drainage does not occur. In fact, there are areas of the roof that act as a bathtub holding water and do not allow any drainage. Several of the drains have been foamed over causing severe ice damming in winter months. Wood rot is evident on the fascia of the roof areas where water drains over the roof edge rather than through the internal drains. In 2004 the roof collapsed in one area due to the inability to handle the snow load, which can easily happen again. Also the gym roof is the original galvanized panel system that shows extreme rusting. The design of this roof system and the HVAC did not take into consideration temperature differences between inside and outside which cause considerable condensation to drip directly on the playing floor. This creates a hazardous condition for athletes, staff, and patrons. As an additional note, the District has previously applied for funding from the Capital Construction Committee to replace the roof system. However, these requests have been denied as the committee would not approve the spending of over \$1MM to replace a roof system on a deteriorated building that had already outlived its useful and design life.

3. Emergency Egress – Drainage issues have caused the upheaval of sidewalks which has made some emergency doors impossible to open as well as icy and non-ADA compliant. There is no sprinkler system, no fire-rated separation automated closures or smoke seals (see uploaded photo – hand under sidewalk and emergency egress). In two elementary classrooms the outside exit door will not open as the ground movement has pushed the sidewalks so high. The District has tried to remedy the problem by cutting off the doors so they can open, however in a few weeks the ground shifts again. Cutting the doors also allows water runoff, cold wind and snow to seep into the classrooms. As depicted in the emergency egress photo, students must exit out of many classrooms into an outside area that does not allow for snow or ice removal. In this area, roof drains are configured in such a way that excessive water is deposited which remains icy most of the year because of lack of sunlight. This is a hazard for our typical students and staff, but extremely dangerous for two of our handicapped students. These students have multiple handicapping conditions including use of a wheelchair and these exits are impossible for them to use without the assistance of a large male adult. We do practice emergency drills for such a case, but even in the best of circumstances these students and accompanying staff members are placed in harm's way and potentially create a huge liability for the District. The fire code issues speak for themselves, as they meet code for our old building, however in the event of a real fire the new code requirements will protect our students and staff.

4. Non-ADA Compliance – A wheelchair-bound student must be carried out of the building by an adult in the event of an emergency because most escape routes and exits are non-compliant. In general, our handicapped students cannot safely exit the building on their own because of this. Classrooms and restrooms are largely inaccessible to wheelchairs because of size and layout; for example our student in a wheelchair must have an adult maneuver her in the bathroom stall. And our elementary wing is accessible by stair only (see uploaded photo – stair only access to elem.).

5. Modular Use - Preschool and Kindergarten students (3-5 years) housed in a modular must cross the main thoroughfare and student/staff parking lot to access the main facility for some of their classes: music, PE, art, library, lunch, etc. (see uploaded photo – PS-K pathway to main bldg.). The safety of our youngest students is compromised up to eight times a day as they cross this high traffic area. This is not only dangerous because of moving vehicles by also because of road conditions in the inclement weather.

6. Playground Area – Aged, deteriorating equipment that has outlived its expected life is recommended for replacement. The playground area lacks any open field space and children play on asphalt in a main driving entrance to the school (see uploaded photo – playground in middle of road). Per the fire department, driveway access cannot be blocked off even during recess times which create safety hazards from vehicles entering or leaving campus.

7. Electrical Hazards – Old cloth wiring without a ground creates fire hazards. The old wiring also jeopardizes the safety of the custodial staff when electrical issues are addressed. Inadequate electrical outlets throughout the building cause an overuse of extension cords and possible tripping hazards. The lack of emergency lighting or back-up generated power creates safety issues in the event of an emergency.

8. Plumbing – Significant rust has been found in the water supply and lead and copper levels are above the minimum contaminant levels. As indicated in the Statewide Assessment, these levels are above the State standards creating unhealthy drinking water for our students and staff.

9. Air quality – Radon levels are recorded above recommended levels in at least three rooms in the oldest part of the school due to poor ventilation in the basement.

10. Poor indoor day lighting – Only two classrooms have southern exposure and many classrooms have no windows at all.

11. Facility Access – Cars and buses access the school and public library from a steep graded curve which has poor line of site. Because of the hill, cars often come around this curve at excessive speeds which is an extreme hazard for the students on the playground just north of this driving area. This is also true for the students walking down this road to the outdoor sport facilities. Just recently a van ran out of control around this curve and rolled into our playground area. Fortunately no one was injured but there is that possibility everyday.

12. Snow and Ice Removal – Numerous additions to our current facility have created pockets in egress areas where it is impossible to remove the snow which creates very icy conditions that last all winter long.

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

Following are the recommended solutions to the above deficiencies:

1. Foundation/Structural Integrity – the construction of a replacement facility, following and going beyond the “Capital Construction Assistance Public Schools Facility Construction Guidelines” will eliminate the structural concerns of the existing building. The goal is to design and construct a 50+ year building using exceptional building methods such as perimeter, load-bearing walls of reinforced concrete through the use of insulated concrete forms. This system provides, strength, super insulation, and contributes to the building mass which stabilizes temperature swings, thus saving energy. The exterior material is thought to be face brick which provides durability and complements the local vernacular.

2. Deteriorated Roof Systems – the construction of a replacement facility with roof systems that are designed for the correct snow-loads and are detailed to drain water to an exterior and interior roof drainage system that is then tied into the site storm water system will eliminate the current issues with the existing facility.

3. Emergency Egress – the new facility will be designed to meet all current guidelines and codes, which assure that the egress pathways around the building and out of the building, are safe and secure.

4. Non-ADA Compliance – all new facilities must be designed to meet the most current ADA and ANSI guidelines in order to create a universally accessible facility. The new building will invite participation of all students and community members, with no barriers.

5. Modular Use – the construction of a new facility will allow the district to include all grade levels in a single and permanent structure. The building will be durable and energy efficient, unlike modular classroom buildings that were originally thought to be temporary.

6. Playground Area – When the recommended new building is completed, the existing buildings will be demolished, making room for a new and extended playground and play field. This new area will be separated from vehicular traffic, and will be designed to meet current safety standards. It is also an opportunity for the district to look at options for more creative play.

7. Electrical Hazards – the construction of a replacement facility, following and going beyond the “Capital Construction Assistance Public Schools Facility Construction Guidelines” will include a new electrical service that meets current power needs. This will be in conjunction with a system that supports current and future technology requirements.

8. Plumbing – the replacement facility will include use of state-of-art plumbing fixtures with automatic controls and water saving features. The toilet groups will be grouped to save water and extensive piping runs, but also located to best serve the occupants. There will no longer be concerns about water quality in the building.

9. Air quality – With a new mechanical system that uses different means of delivering air to all occupied spaces, the quality of that air will be much improved. The thought is to use a displacement ventilation system throughout, which pulls air in low and carries compromised air away from the students as the air exits the space high. This system is also much quieter, which reduces the noise of typical mechanical ventilation systems.

10. Poor Day Lighting – the replacement facility will be oriented on the site to capture the best natural light for optimal and controlled natural day lighting in all occupied spaces.

11. Facility Access – As part of this grant the District will change the access to the site. The District has invested money and hired professional engineers to study our access and create the best options for the District. See the attached proposed solutions. These solutions will provide the means to develop a safer access from the highway to the school site.

12. Snow and Ice Removal – During the design of the new replacement facility, care will be taken to not create pockets around the building where snow can build-up or cannot be easily removed. The goal of the new facility is to have the main entrance on the warmer south side of the building.

A new facility would solve all of the current deficiencies and achieve the requirements to conform to HPCP standards set by the State, which would include achieving LEED Gold and/or Colorado CHPS certifications. The costs that may be associated with these

strategies have been accounted for in the cost estimate.

#### **How Urgent is this Project:**

Following are the urgent issues that relate to the above deficiencies:

1. Foundation/Structural Integrity - The cracks that continue to increase in number and size must be addressed in the very near future to be assured that the current building is structurally sound. Even if they are determined to be superficial, they do allow water penetration that will cause accelerated deterioration of the entire building.
2. Deteriorated Roof Systems – Once a roof has the number of problems our roof has exhibited, it is very costly and difficult to repair without taking off the entire roof and starting over. As more leaks occur, the interior of the building is jeopardized and the potential for mold to develop in hidden areas and walls increases significantly.
3. Emergency Egress – This is an unfortunate incident waiting to happen. Even though we try our best to maintain a safe path of egress, it seems we are fighting a losing battle.
4. Non-ADA Compliance – It is extremely unfortunate that two of our students have limited access in the building. The students and parents have made the decision to work with us, but this may not always be the case. We are essentially breaking the law.
5. Modular Use – Having our youngest students in a separate facility with unfortunate access to basic program needs such as physical education and food service, is not optimal but currently necessary. Their access route is very dangerous.
6. Playground Area – This is also an accident waiting to happen – a play area that is in the middle of a “road” is not safe, but unfortunately one of the only areas available.
7. Electrical Hazards - As with any “older” electrical service that is overloaded, there is always the potential of “shorts” to occur, starting a fire. Unsafe situations are also present, because of the use of extension cords.
8. Plumbing – The heavy use of water by these older fixtures is unfortunate in an arid climate, but the most dangerous issue is the poor water quality caused by old and rusting galvanized piping.
9. Air quality – Because our children spend such a large number of hours indoors, we find it difficult that the air they are breathing is not as healthy as it should be. We live in the country where the air is relatively clean, but our children are “trapped” indoors, especially in the winter months.
10. Poor Day Lighting – We know that natural day lighting is important, even before the studies confirmed this, but our students are forced to learn in interior spaces with no access to natural light. This also impacts the teachers as well.
11. Facility Access – This access has been of concern for years, but without funds to purchase property and develop a different route, we have had our hands tied and fingers crossed.
12. Snow and Ice Removal – Proper and immediate removal of snow is always high on our list, in order to keep the site as safe for our students as possible. Because this facility has been added on to on several occasions, creating “pockets”, we have found removal to be next to impossible in some locations.

**What is the Cost Associated with this Issue:**      \$19,012,843

#### **How Does this Project Conform with the Construction Guidelines:**

Ref. 3.1 - Sound Building Systems - Foundation/Structural - there are cracks in the foundation in several areas throughout the facility, as well as in the parapet wall. The structure in most locations does not meet local snow load requirements.

Ref. 3.2 - Weather-tight roof with proper drainage away from the building - Dilapidated roof system-the current roofing system has been compromised and we have numerous significant areas that leak. In fact, there are areas of the roof that act as a bathtub holding water and not allowing drainage. Several of the drains have also been foamed over causing severe ice damming in the winter months. Wood rot is evident on the fascia of the roof areas where water drains over the roof edge rather than through the internal drains.

Water runoff from the building seeps between the sidewalks and the buildings, which is causing significant movement. Large cracks have developed and heaving at the doorways, compromising our emergency egress routes as the doors cannot be opened. Because the driveways and parking lots have been built-up with overlays over time, they are now inhibiting positive drainage away from the buildings, adding to the problem.



Ref. 3.3 & 3.17 - A continuous and unobstructed path of egress from any point in the school & complies with the American Disabilities Act

ADA Compliance - over 50% of the school does not meet the requirements defined in the guidelines for American's with Disabilities Act. We have a long staircase followed by two additional steps to access the front office and the only door that remains unlocked for the public to access our facility. We have stairs at both ends of our elementary wing, which makes it impossible for someone in a wheel chair to access this area of the facility let alone leave in an emergency situation.

Ref. 3.10 - Safe and secure electrical service and distribution system - An outdated electrical system results in overuse of extension cords; the current electrical configuration does not allow for any growth; no emergency lighting is provided as required by code; no back-up generator power; and our electrical wiring in the 1936 and 1954 areas is primarily cloth insulated wiring with no ground.

Ref. 3.11 - A safe and efficient mechanical system that provides proper ventilation - Air quality has been a concern and recently that concern was elevated when the district discovered that three rooms within the school have radon levels that exceed an acceptable level. The district is currently checking into how to mitigate this issue.

Ref. 3.18 - A site that safely separates pedestrian and vehicular traffic - the playground area was an area noted in the state-wide assessment that had outlived its expected life and was showing signs of serious deterioration. The system is functioning, but due to the excessive amount of money needed for repair, it is recommended for replacement. The playground area also lacks a place for open field play. Our students are required to play their pick-up football games on the asphalt in the parking lot with drive way access that cannot be blocked off.

At the present time facility access is not optimum as cars and buses must turn into our school off a steep graded curve which has poor site lines. Students must also access our outdoor sports facilities by walking down this hill and by the local bar, which has created some discipline and student safety issues.

Replacement of this facility on the current site provides an opportunity to add safe play areas, revise the traffic pattern to meet CDE guidelines and give the district a high performance facility that will meet all the guidelines while providing spaces for 21st century learning.

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

We currently have one full-time maintenance director that manages the upkeep of the current facility. A yearly, maintenance plan is in place to ensure all routine inspections and maintenance programs are followed. He is ultimately responsible for all but the most complex issues within the facility. However, there is money allocated to contract for those unusual issues which arise. Our 3 person custodial staff is responsible for minor in-house maintenance and cleaning. The District anticipates the continued employment of these individuals as assurance that the new facility will be well kept and maintained. We also have a part-time technology coordinator who will maintain and oversee the technology in the new facility.

The District currently has been putting away roughly \$125,000-\$200,000 per year into a building fund to help keep up with the unforeseen maintenance costs of the facility in addition to our typical general fund budgeted operation and maintenance expenses. We roughly have \$560,000 in the building fund to date and will plan to continue to allocate at a minimum \$125,000 per year to build this fund to pay for unforeseen repairs, continued maintenance, and replacement costs for the new facility.

#### **If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time, Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

Elbert School District #200 School Facilities Description

The Building: The original Elbert School (K-12) was built in 1936. The school has had a Gymnasium and 5 additions added on during a span of 66 years. The following outline gives a physical description of each phase.

Original School Building - 1936

Exterior Walls: Concrete, Brick (Center Block) and stucco

Roofs: Originally flat, tar and gravel roof, now it is a foamed/insulated elastometric system with a built in slope.

Doors & Windows: Exterior doors are all double insulated metal.

Interior doors are wood, fire-rated doors.

In 1989 metal, fire-rated exit doors were cut into all classrooms.

Interior Partitions: Original walls are painted block. In 1985 remodeled administration offices, which are drywalled and paneled.

Interior Finishes: Painted stucco, carpeted wood and cement floors, retiled existing bathrooms and replaced fixtures in 1999 and 2000. In the summer of 2006 the 1st, 2nd, and 3rd grade classrooms were expanded by either combining rooms, removing room length closets and removing the old superintendent office and adding it to class space.

Specialties and Equip: There is an old gym in the original building that is currently being remodeled with paint, carpet, some new shelving and wiring for moving existing school/public library into a larger service area.

The heating system originally was a coal furnace that was converted in the 1950's to propane and then in 2003-04 through a capita construction grant the boiler was removed and replaced with forced air heat/air conditioning.

#### NEW GYMNASIUM - 1956

Exterior Walls: A metal building on a concrete foundation.

Roofs: The roof is metal. In the summer of 2001 the ceiling was insulated.

Doors & Windows: Installed new metal fire-rated exterior doors in 2001.

Interior Partitions: none

Interior Finishes: block and painted plywood.

Specialties and Equip: There are original wooden built-in bleachers. Restrooms were all made handicap accessible in 1994. Locker rooms - installed new lockers, replace vanities and sinks in 1997. In 2001, replaced furnace with 2 new furnaces. Six basketball goals were added. The stage was refurbished in 1992 and the curtains were replaced in 1997. In 2005 a bank was placed where the old athletic director office and storage area was located. During 2006-07 school year the bank was remodeled with some additional drywall and then wallpaper throughout.

#### FIRST ADDITION - 1952

-Originally this addition was a Lunchroom/Cafeteria, in the 1970's it was remodeled into a music room and concession area. The concession area became a classroom in the 90's. In 1995 it became a weight room. In 2006 the weight room moved and the room vacated was expanded to make a large music classroom.

Exterior Walls: Cement Block filled and painted.

Roof: Pitched metal roof.

Doors and Windows: They are metal windows. The outside doors are made of metal and are fire-rated. The inside doors are wooden and fire-rated.

Interior Partitions: Framed wooden studs, sheetrock and painted.

Interior Finishes: Concrete floor, carpeted.

Specialties and Equip: Music lockers, a mat floor and weight room Equipment is presently used.

#### SECOND ADDITION - 1972

-Seven rooms added for Junior/Senior High School, a kitchen, and a science lab.

Exterior Walls: Cement block and painted.

Roof: Flat, tar, gravel roof. Later was recoated, foamed, insulated and elastometric in 1989.

Doors and Windows: The windows and doors are metal.

Interior Partitions: The interior doors are made of wood and are fire-rated.

Interior Finishes: The floors are covered in blocked tile and are painted. There is a drop ceiling with acoustical panels.

Specialties and Equip: A new kitchen was built.

☒-Today, one of the classrooms, is a business lab with 17 new computers purchased in July 2001. Also, two of the original rooms are opened up and made into a Library which in May 2005 the library is moving into the old gym area and this old library space will become a split area, one classroom and an administration office. One classroom was converted into two administration offices that for 06-07 will be one administration office and a conference room for staffings, board meetings, etc.

THIRD ADDITION ☒Two classrooms were added for art and music

Exterior Walls:☒Cement block filled and painted.

Roof:☒The roof is a flat roof, foamed and insulated with elastometric coating.

Doors and Windows:☒Exterior doors are of insulated metal with interior doors made of wood. All doors are fire-rated.

Interior Partitions:☒All block filled and painted.

Interior Finishes:☒The walls have been painted and the floor carpeted. The art room floor is cement, epoxy painted; drop ceilings with 2X4 acoustic grids.

Specialties and Equip:☒The art room is equipped with a darkroom and Kiln. There are also steel chalkboards and marker boards

☒There are also lockers located in this part of the building for the elementary/secondary students.

FOURTH ADDITION - 1990-01

☒-Added handicap access, two restrooms, five classrooms (One of the rooms is a computer lab), and a utility room.

Exterior Walls:☒Cement block filled and painted.

Roof:☒The roof is a gabled roof, foamed and insulated with elastometric coating.

Doors and Windows:☒Exterior doors are of insulated metal with interior doors made a wood. All doors are fire-rated.

Interior partitions:☒All block filled and painted.

Interior Finishes:☒The floors are concrete and carpeted.

Specialties and Equip:☒The computer lab is equipped with 30 plus computers. There are also steel chalk board and marker boards. The hallways are lined with lockers.

KINDERGARTEN/PRESCHOOL MODULAR - 1995

☒-The expanding size of the kindergarten class and the creation of a preschool necessitated a new structure, equipped with the necessary hardware needed for little people of ages 3-5.

Exterior Walls:☒Wood Siding.

Roof:☒An asphalt shingle roof.

Doors and Windows:☒Exterior doors are of insulated metal with interior doors made of wood. All doors are fire-rated.

Interior Partitions:☒Wood Frame, textured walls.

Interior Finishes:☒The floors are plywood, subfloor, linoleum and carpet.

Specialties and Equip:☒Chalkboards and markerboards. Kitchen with a refrigerator and stove. Preschool/kindergarten sized restroom facilities.

FIFTH ADDITION - 1997

☒-This addition added 4 classrooms, a new cafeteria/all purpose sports room, two handicap accessible restrooms, a custodial closet and a new kitchen.

Exterior Walls:☒The new kitchen/cafeteria walls are cement block filled and painted, metal studs and stucco.

☐The classrooms are metal studs, center block, painted and stucco.

Roof:☐The classroom roof is sloped with a single ply rubber with a continuous seam (no Gap). The cafeteria/kitchen has a gabled roof with 3 tab shingles.

Doors and Windows:☐Exterior doors are of insulated metal with interior doors made of wood. All doors are fire-rated. The windows are double insulated metal.

Interior Finishes:☐The floors are concrete and carpeted. The floor in the cafeteria is concrete with a hardwood (sport Court) surface

☐  
☐The lighting in the classrooms is all dropped in an acoustical grid ceiling. The lunchroom lighting is all hanging halogen lamps.

Specialties and Equip:☐Kitchen Equipment with a restroom.

☐  
☐The cafeteria/multi-purpose room has four Basketball goals and a volleyball- equipped floor were also installed.

☐The classrooms all have marker boards and built in closets with storage spaces. The utility room is washer and dryer equipped.

#### MAINTENANCE SHOP - 1992

☐-A maintenance shop was constructed for storage of equipment, school vans, mowers, etc.

Exterior Walls:☐Wood Frame, metal siding on stud walls.

Roof:☐Metal panel roof.

Doors and Windows:☐Exterior doors are of metal.

Interior Partitions:☐There is a wood framed, dry walled wall between garage area and shop.

Interior Finishes:☐The floors are concrete.

#### WEIGHT ROOM – 2006

☐-The original weight room was converted into an extended Music room facility with walls removed and carpeting added. The new weight room is part of the maintenance shop; a 30' X 18' room was constructed into our school weight room.

Exterior Walls:☐Wood frame, metal siding on stud walls.

Roof:☐Metal panel roof

Door and Windows:☐Exterior doors metal, window double pane, insulated R19 extruded metal.

Interior:☐Wood frame, insulated, OSB covered walls, insulated roof joints, heated.

#### SIXTH ADDITION – 2006

☐a concessions area was created in an effort to combine 2 buildings from an alley way; the structure was produced using caisson and structural truss engineering. This structure added heat loss reduction, safety for students and faculty; and created a 25' X 60' usable space for concessions, and classroom usage.

Exterior Walls:☐Wood Frame, wood siding

Roofs:☐25' engineered trusses with OSB decking, and Asphalt shingle roof.

Doors:☐Metal Exterior door and Frame. Fire rated.

Interior:☐Filled concrete block, north end is insulated wood framed walls with OSB covering, drop ceiling for insulation purposes.

Interior Finish:☐Painted walls, lights, and 40" radiant LP heat system added. Concrete floors with Epoxy finish; 2 ADA ramps and handrails.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

\$125,000

**CDE Comments:**

THIS PROJECT WAS AWARDED IN 2010, BUT A BOND ELECTION FOR MATCHING MONEY FAILED.

|  |                |                                     |                |
|--|----------------|-------------------------------------|----------------|
| <b>Funded FTE Count:</b>                                       | 216.00         | <b>Bonded Debt Approved:</b>        |                |
| <b>Assessed Valuation:</b>                                     | 18420240       | <b>Year Bond Election Passed:</b>   |                |
| <b>PPAV:</b>   | \$85,161.00    | <b>Bonded Debt Failed:</b>          | \$3,500,000.00 |
| <b>Bonded Debt:</b>  | \$0.00         | <b>Year Bond Election Failed:</b>   | 10             |
| <b>Total Bonding Capacity:</b>                                 | \$3,684,048.00 | <b>2010 Bond Election Results:</b>  | Failed         |
| <b>% of Bonding Capacity Used:</b>                             | 0.00%          | <b>Median Household Income:</b>     | \$22,772.00    |
| <b>Bond Capacity Remaining:</b>                                | \$3,684,048.00 | <b>Free or Reduced Lunch %:</b>     | 26.01%         |
| <b>Existing Bond Mill Levy:</b>                                | 0              | <b>State Financial Watch:</b>       | No             |
| <b>Who Owns the Facility:</b>                                  | District       | <b>Charter School Fund Balance:</b> | NA             |
| <b>If it's a 3rd Party Explain:</b>                            |                | <b>Charter Authorizer Letter:</b>   | No             |
|  |                | <b>Charter 3 Month Notice:</b>      | No             |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No             | <b>Charter Chartered for 5 Yrs:</b> | No             |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                | <b>Year Built:</b>                  | 1936           |

N/A

|                                    |   |                                    |                       |
|------------------------------------|---|------------------------------------|-----------------------|
| <b>Current Grant Request:</b>      | \$16,280,223.00   | <b>Affected Sq Ft:</b>             | 70,000.00             |
| <b>Current Applicant Match:</b>    | \$3,683,262.00  | <b>Master Plan Completed:</b>      | Yes                   |
| <b>Current Total Project Cost:</b> | \$19,963,485.00   | <b>CDE Minimum Match %:</b>        | 68                    |
| <b>Previous Grant Awards:</b>      | 0   | <b>Actual Match % Provided:</b>    | 18                    |
| <b>Previous Matches:</b>           | 0   | <b>Was a Waiver Required:</b>      | Yes                   |
| <b>Future Grant Requests:</b>      | 0   | <b>Statutory Waiver:</b>           | Yes                   |
| <b>Future Matches:</b>             | 0   | <b>FCI:</b>                        | 53.01%                |
| <b>Total for all Phases:</b>       | \$19,012,843.00   | <b>CFI:</b>                        | 75.20%                |
| <b>Cost Per Pupil:</b>             | \$63,376.00   | <b>Inflation:</b>                  | 3                     |
| <b>Cost Per Sq Ft:</b>             | \$271.00  | <b>Historical Significance:</b>    | Yes-Granted Exemption |
| <b>Red Flags for Discussion:</b>   | Waiver request  | <b>Does this Qualify For HPCP:</b> | Required              |
| <b>Red Flags Explain:</b>          | DISTRICT IS ASKING FOR A WAIVER TO INCLUDE CAPITAL RESERVE MONEY IN LIEU OF A STATUTORY WAIVER. |                                    |                       |

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## THOMPSON R-2J - Loveland HS - HS Roof Replacement

### School Name: Loveland HS

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 2            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 203,300      |
| Replacement Value:           | \$76,662,034 |
| Condition Budget:            | \$39,957,518 |
| Total FCI:                   | 52.12%       |
| Energy Budget:               | \$71,155     |
| Suitability Budget:          | \$8,233,800  |
| Total RSLI:                  | 13%          |
| Total CFI:                   | 63.0%        |
| Condition Score: (60%)       | 2.91         |
| Energy Score: (0%)           | 2.50         |
| Suitability Score: (40%)     | 4.60         |
| School Score:                | 3.59         |



**Q#110.4** - The roof covering is in unsatisfactory condition and failing. Score: 1



# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** THOMPSON R-2J

**Sort Order #:** 128

**County:** LARIMER

**Applicant Priority #:** 1

**Project Title:** HS Roof Replacement

- |   |                                     |   |   |
|---|-------------------------------------|---|---|
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fire Alarm | <input checked="" type="checkbox"/> Roof        | <input type="checkbox"/> Water Systems      |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting   | <input type="checkbox"/> School Replacement     | <input type="checkbox"/> Window Replacement |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA        | <input type="checkbox"/> Security               | <input type="checkbox"/> New School         |
| <input type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> HVAC       | <input type="checkbox"/> Facility Sitework      | <input type="checkbox"/> LandPurchase       |
| <input type="checkbox"/> Energy Savings     | <input type="checkbox"/> Renovation | <input type="checkbox"/> Project Other Explain: | Roof replacement; priority areas            |

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

Loveland High School sits on 25 acres adjacent to a public park in Loveland, Colorado. It is one of five high schools in the district comprising 204,309 square feet, and hosts 9th-12th grade students with enrollment of 1530. The school is frequently used by community groups with permits issued for 3,673 events in the past two academic years. In addition to student groups a church meets in the school, and the gym is in use every weekend with athletic events. The district Master Plan documents 10 projects with capital reserve requests. In the Thompson School District's 20-year Roof Replacement Schedule, Loveland High School is prioritized for 2011 and 2012 roof replacement projects due to age and weather related damage. There have been three additions to the facility since it opened. In addition to the vulnerability the state of Colorado has to hail storms, the location of the high school is also in a corridor near the foothills that is considered near 100% in probability for a hail storm in a given year. The district conducts roof inspections on a quarterly basis. Due to the current deterioration of the roof, inspections are also conducted after any major weather event such as heavy rain; hail and high winds. After the inspection the notes are entered into the Roof Maintenance/Replacement form for Loveland High.

Custodial staff, administrators and representatives from the community who use the facility note that the frequency of damage or repair due to water leakage has increased in the past six months. The lead custodian of 12 years reports that he has to replace ceiling tiles virtually every time it rains; students must navigate buckets in the corridors and building staff are concerned about ceiling tiles falling on students sitting at their desks. So the safety of the student body is a growing concern. Although expensive, replacement of the roof is considered an investment in protecting the general learning environment since leaking ceilings have damaged expensive mats in the wrestling room and water damage has caused damage to equipment in the computer lab--including electrical panels. The personnel costs of repairing and replacing structural damage, together with potential for damage to equipment, threatens to exceed the cost of replacement. In specific, it took 16 hours of staff time just to paint stained ceiling tiles to determine where new and existing leaks are located. The roofer spends 12-15 days per year performing repairs on this roof with new cracks appearing weekly. The constant repair and potential for mold from conditions such as water running down the walls, is counter productive to an effective learning environment.

**Issue:** Roof

### Deficiencies Associated with this Issue:

First, we will address the deficient conditions inside the school and the impact on the learning environment. In terms of student safety, pooling water in the hall ways and in the main gym are a consistent problem. Within the last month an athletic tournament had to be relocated because of standing water. Moisture on walls has caused peeling paint in some classrooms and is a persistent issue in the wrestling room. Ceiling tiles are replaced frequently, however, the extent of mold caused by moisture in the insulation above the tiles is unknown, but of concern. With regard to the impact on academics, the repair of tiles and roof is disruptive to the students and teachers. Damage to equipment from water in classrooms--such as in the computer lab is also, an economic issue for the school.

Second, the conditions that need addressing. Approximately 67 % of the building's roof has been recommended for replacement and prioritized by the Thompson School District. The original roof on this building (opened in 1964), was replaced almost entirely in 1991 and 1993. The 1991 additions were EPDM 45 mil, the 1993 additions were JP Stevens and also 45mil. Inspection of the roof reports the following: The overall condition of this roof is rated as fair-poor condition due to the vast amount of open and lifting field seams and advanced UV deterioration of the top-ply of the membrane. In order to maintain the watertight integrity of the roof systems, district personnel must dedicate numerous hours of maintenance to re-glue the open seam areas.

During repair work to the seams on the far north deck, it was documented that the screw heads and plates have rusted away. There are also bad seams on the rest of the (Area-O) addition on the north end. The last major repairs to area O were done in the summer of 2008. Ice dams and water backing up in the winter of 2008 caused leaks in Area A & D

Leaks are also occurring with parts of the roof that were installed in 1997. The fasteners on the 1997 membrane are starting to flake off, which is causing the membrane to deteriorate over the screw heads.

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

Our goal is to improve the conditions of the roof at Loveland High School to current industry standards, with considerations for energy savings, improved air quality and sustainability.

The slope of the existing roof is flat with variation of up to ¼ inch. The deck is metal and concrete. The insulation is rigid with varying thickness. The roofing membrane is mechanically attached. The 45 mil EPDM and was installed in 1991. The 45 mil JP Stevens, was installed in sections as required over several years ranging from 1993 to 1997. The warranties on all sections proposed for replacement have expired.

We propose to replace the sections highlighted on the drawing, following the steps outlined recommendation of our roofing consultant. 1. The existing mechanically fastened single-ply roof membrane to be cut on either side of the fastening rows and removed to expose existing polyisocyanurate roof insulation—varying thicknesses. 2. The existing roof insulation will be inspected. Any roof insulation that is determined to be wet, damaged or deteriorated will be removed; the 3.2" rigid roof insulation board will be replaced with a "like" product on a cost unit basis. The roof thermal value will be a R-30. The attachment of insulation will be mechanically adhered. There will be tapered insulation. 3. Install new 1/2 " high density polyisocyanurate as an underlayment board for new roof system. 4. Install a new, fully adhered 60-90-mil EPDM single-ply membrane roof system. 5. Secure the EPDM roof membrane at all vertical angle changes (for example, parapet walls, curbs etc.) and flash all curbs and penetrations according to manufacturer's standards. 6. Provide new 24 gauge pre-finished galvanized metal fascia system to match existing metal color and dimensions. 7. Install new 1/8"x1" aluminum termination bar to properly seal the EPDM membrane at interior wall. 8. Inspect replacement project to ensure that work is 100% in compliance with manufacturer's specifications and design criteria.

### **How Urgent is this Project:**

This project has been prioritized by the district in its roof replacement schedule for 2011 and 2012, for two reasons: 1)because it is most important to the school from a sustainability standpoint, 2) because of concerns about indoor air quality from mold due to moisture. The roofing consultant retained by the Thompson School District states that "The roofing membrane has deteriorated beyond repair." Replacement is needed. There 400 plus locations of stains indicating water leaks. Leaks on the older roof adjacent to a swimming pool area that is under renovation are already causing damage to new construction in locker rooms. The sections with EPDM-45 mil has a life span of 15-20 years; these sections are now at 20 years. Due to the size of the facility, entire roof replacements have not feasible from a cost perspective. The existing roof is a patchwork of repairs completed with different materials by different contractors over many years (45 mil EPDM, 45 mil JP Stevens, ballasted with 45 mil EPDM underneath) . Installations do not meet current best practices and standards. The membrane on this roof has deteriorated to a point where the membrane is no longer capable of keeping out moisture. We are seeing field membrane failures. The photos demonstrate random cracking in the membrane, failing seams, seeping water, and ponding. It is difficult to observe in the photographs, but advanced UV deterioration of the top-ply of membrane is also occurring. An audit of the EPDM membrane in Oct. 2010 rated the membrane roof system as fair to poor and stated it was reaching anticipated life expectancy. Significant deterioration has occurred within the last six months; roof membrane field areas are at a point of imminent failure.

**What is the Cost Associated with this Issue:** \$1,050,000

### **How Does this Project Conform with the Construction Guidelines:**

Section 1- Item 2a, 2b, 19d; Section 2 Item 1 & Section 3 Item 1u, 1w, 5

Construction would conform to the Colorado Public School Facility Construction Guidelines. Our design specifications would ensure a weather tight roof that drains water positively off of the roof and discharges water off and away from the building. Design features would include a low slope roof with slopes of less than or equal to 3:12 (fourteen degrees) and be of a water impermeable or weatherproof material – most likely 60 – 90 mil EPDM single-ply with a preference of 90 mil. SR&DK Consultants would provide design specifications and technical assistance as well as consult with Thompson School District in the selection of a qualified installation contractor. The installation contractor will be approved by the roofing manufacturer and the membrane will have a warranty of at least 20 -25 years. Roof hatch access will be located interior to the building and access ladders will be located in restricted access and locked rooms. Roof hatches will be secured shut via locks and chains. Energy efficiency measures would include polyisocyanurate insulation at a height of 3-6" and a roof thermal value of R-30. A watertight warranty would also include 2" diameter hail resistance and 100-mph windspeed coverage. Preventive maintenance tasks would conform to the CDE publication "A Guide to Maximizing the Life of your Roof through Preventive Roof Maintenance."

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

The replaced roof would be inspected on a quarterly basis. The items inspected and or attended to include, but are not limited to: roof drains, removal of debris such as leaves, dirt, objects that landed on the roof from the adjacent park, check for bubbling and moisture underneath, buckling of seams that allows water in, pitch pockets: penetration through the deck; filled with sealant to seal penetration to pipe (electrical conduit), (penetration that a jacket could not be applied to); flashings: secure, check for cracks, slippage, bubbling behind flashings; check skylights for leaks; aggregate distribution on ballasted sections--rocks spread evenly. Internally the areas replaced will be checked for stained ceiling, tiles, walls; check drain clamping rings, confirm that bolts are tight, that adhesive is squeezing out; check for ponding water. Also checked: splits/breaches, seam sealants, traffic pads adhered, coping stone joings, insulation that is wet or wearing down, open spots or pipe boots, scuppers, damage to rooftop HVAC

units, membrane condition, TPO's seams tight, check furniture flashings.

Funding to inspect the roof will be in the district's general fund budget. Funding to repair will be included in the capital renewal budget and is anticipated to be from \$500k to 700K. After the warranty is expired we project allocating \$6700 annually.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time. Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

Facility was new and in good condition in 1964 when school opened. Roof that is targeted for replacement was replaced in 1991 & 1993 and in good condition at the time.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

N/A

**CDE Comments:**

|  |                  |                                     |                 |
|--|------------------|-------------------------------------|-----------------|
| <b>Funded FTE Count:</b>                                       | 14,106.00        | <b>Bonded Debt Approved:</b>        | \$89,215,000.00 |
| <b>Assessed Valuation:</b>                                     | 1346498784       | <b>Year Bond Election Passed:</b>   | 05              |
| <b>PPAV:</b>   | \$95,459.00      | <b>Bonded Debt Failed:</b>          |                 |
| <b>Bonded Debt:</b>  | \$122,829,737.00 | <b>Year Bond Election Failed:</b>   |                 |
| <b>Total Bonding Capacity:</b>                                 | \$269,299,757.00 | <b>2010 Bond Election Results:</b>  | NA              |
| <b>% of Bonding Capacity Used:</b>                             | 46.00%           | <b>Median Household Income:</b>     | \$23,661.00     |
| <b>Bond Capacity Remaining:</b>                                | \$146,470,020.00 | <b>Free or Reduced Lunch %:</b>     | 26.48%          |
| <b>Existing Bond Mill Levy:</b>                                | 9.12             | <b>State Financial Watch:</b>       | No              |
| <b>Who Owns the Facility:</b>                                  | District         | <b>Charter School Fund Balance:</b> | NA              |
| <b>If it's a 3rd Party Explain:</b>                            |                  | <b>Charter Authorizer Letter:</b>   | No              |
|  |                  | <b>Charter 3 Month Notice:</b>      | No              |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No               | <b>Charter Chartered for 5 Yrs:</b> | No              |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                  | <b>Year Built:</b>                  | 1963            |

N/A

|                                    |                |                                    |              |
|------------------------------------|----------------|------------------------------------|--------------|
| <b>Current Grant Request:</b>      | \$496,650.00   | <b>Affected Sq Ft:</b>             | 122,928.00   |
| <b>Current Applicant Match:</b>    | \$658,350.00   | <b>Master Plan Completed:</b>      | Yes          |
| <b>Current Total Project Cost:</b> | \$1,155,000.00 | <b>CDE Minimum Match %:</b>        | 57           |
| <b>Previous Grant Awards:</b>      | 0              | <b>Actual Match % Provided:</b>    | 57           |
| <b>Previous Matches:</b>           | 0              | <b>Was a Waiver Required:</b>      | N/A          |
| <b>Future Grant Requests:</b>      | 0              | <b>Statutory Waiver:</b>           |              |
| <b>Future Matches:</b>             | 0              | <b>FCI:</b>                        | 52.12%       |
| <b>Total for all Phases:</b>       | \$1,050,000.00 | <b>CFI:</b>                        | 63.00%       |
| <b>Cost Per Pupil:</b>             | \$686.00       | <b>Inflation:</b>                  | 3            |
| <b>Cost Per Sq Ft:</b>             | \$8.00         | <b>Historical Significance:</b>    | NA           |
| <b>Red Flags for Discussion:</b>   | None           | <b>Does this Qualify For HPCP:</b> | Not Required |
| <b>Red Flags Explain:</b>          |                |                                    |              |

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DENVER 1 - Charles M Schenck (CMS) Community School - Address Site Traffic at Multiple Schools

**School Name:** Charles M Schenck (CMS) Community School

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 60,401       |
| Replacement Value:           | \$14,230,001 |
| Condition Budget:            | \$7,473,390  |
| Total FCI:                   | 52.52%       |
| Energy Budget:               | \$21,140     |
| Suitability Budget:          | \$5,018,500  |
| Total RSLI:                  | 28%          |
| Total CFI:                   | 87.9%        |
| Condition Score: (60%)       | 3.05         |
| Energy Score: (0%)           | 1.73         |
| Suitability Score: (40%)     | 3.51         |
| School Score:                | 3.23         |



**Q#16.2** - Traffic routing has numerous safety and separation problems. Most, but not all of the bus lanes are missing or have circulation conflict due to separation problems. Score: 2 **Q#17.4** - Traffic routing has numerous safety and separation problems. Most, but not all, of the parent lanes are missing or have circulation conflict due to separation problems. Score: 2

## DENVER 1 - Morey MS - Address Site Traffic at Multiple Schools

**School Name:** Morey MS

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 126,656      |
| Replacement Value:           | \$34,214,441 |
| Condition Budget:            | \$19,932,889 |
| Total FCI:                   | 58.26%       |
| Energy Budget:               | \$44,330     |
| Suitability Budget:          | \$9,223,300  |
| Total RSLI:                  | 15%          |
| Total CFI:                   | 85.3%        |
| Condition Score: (60%)       | 2.75         |
| Energy Score: (0%)           | 2.21         |
| Suitability Score: (40%)     | 4.00         |
| School Score:                | 3.25         |



**Q#16.2** - Traffic routing has some safety and separation problems. At least one of the bus lanes is missing or has circulation conflict. Score: 3 **Q#17.4** - Traffic routing has numerous safety and separation problems. Most, but not all, of the parent lanes are missing or have circulation conflict due to separation problems. Score: 2



# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DENVER 1 - Oakland ES - Address Site Traffic at Multiple Schools

### School Name: Oakland ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 77,708       |
| Replacement Value:           | \$18,107,947 |
| Condition Budget:            | \$12,228,478 |
| Total FCI:                   | 67.53%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$1,968,100  |
| Total RSLI:                  | 8%           |
| Total CFI:                   | 78.4%        |
| Condition Score: (60%)       | 3.16         |
| Energy Score: (0%)           | 2.21         |
| Suitability Score: (40%)     | 4.55         |
| School Score:                | 3.71         |



**Q#16.2** - Traffic routing is characterized by safety and good separation. Bus lanes are "off-street" and do not conflict with other lanes, or playground, or parking areas. There is adequate bus parking near entrances to the building. Score: 5 **Q#17.4** - Traffic routing has minor safety and separation problems. Minimal conflicts with other lanes or playground, or parking areas. Score: 4

## DENVER 1 - Place Bridge Academy - Address Site Traffic at Multiple Schools

### School Name: Place Bridge Academy

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 167,205      |
| Replacement Value:           | \$45,890,768 |
| Condition Budget:            | \$33,043,387 |
| Total FCI:                   | 72.00%       |
| Energy Budget:               | \$58,522     |
| Suitability Budget:          | \$4,402,400  |
| Total RSLI:                  | 8%           |
| Total CFI:                   | 81.7%        |
| Condition Score: (60%)       | 3.19         |
| Energy Score: (0%)           | 1.83         |
| Suitability Score: (40%)     | 4.61         |
| School Score:                | 3.76         |



**Q#16.2** - Traffic routing has minor safety and separation problems. Minimal conflicts with other lanes or playground, or parking areas. Score: 4 **Q#17.4** - Traffic routing has minor safety and separation problems. Minimal conflicts with other lanes or playground, or parking areas. Score: 4

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## DENVER 1 - Trevista ECE-8 at Horace Mann MS - Address Site Traffic at Multiple Schools

**School Name: Trevista ECE-8 at Horace Mann MS**

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 136,614      |
| Replacement Value:           | \$37,289,089 |
| Condition Budget:            | \$28,261,084 |
| Total FCI:                   | 75.79%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$9,245,600  |
| Total RSLI:                  | 2%           |
| Total CFI:                   | 101%         |
| Condition Score: (60%)       | 2.90         |
| Energy Score: (0%)           | 0.83         |
| Suitability Score: (40%)     | 3.91         |
| School Score:                | 3.30         |



**Q#16.2** - Traffic routing has some safety and separation problems. At least one of the bus lanes is missing or has circulation conflict. Score: 3 **Q#17.4** - Traffic routing has some safety and separation problems. At least one of the parent lanes is missing or has circulation conflict. Score: 3

## DENVER 1 - Valdez ES - Address Site Traffic at Multiple Schools

**School Name: Valdez ES**

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 73,818       |
| Replacement Value:           | \$17,434,804 |
| Condition Budget:            | \$10,217,546 |
| Total FCI:                   | 58.60%       |
| Energy Budget:               | \$25,836     |
| Suitability Budget:          | \$5,550,200  |
| Total RSLI:                  | 16%          |
| Total CFI:                   | 90.6%        |
| Condition Score: (60%)       | 2.85         |
| Energy Score: (0%)           | 1.54         |
| Suitability Score: (40%)     | 4.08         |
| School Score:                | 3.34         |



**Q#16.2** - Traffic routing has some safety and separation problems. At least one of the bus lanes is missing or has circulation conflict. Score: 3 **Q#17.4** - Traffic routing has numerous safety and separation problems. Most, but not all, of the parent lanes are missing or have circulation conflict due to separation problems. Score: 2

## DENVER 1 - William (Bill) Roberts K-8 - Address Site Traffic at Multiple Schools

**School Name: William (Bill) Roberts K-8**

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 102,164      |
| Replacement Value:           | \$28,485,238 |
| Condition Budget:            | \$262,707    |
| Total FCI:                   | 0.92%        |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$1,519,700  |
| Total RSLI:                  | 57%          |
| Total CFI:                   | 6.3%         |
| Condition Score: (60%)       | 3.92         |
| Energy Score: (0%)           | 3.08         |
| Suitability Score: (40%)     | 4.78         |
| School Score:                | 4.26         |



**Q#16.2** - Traffic routing is characterized by safety and good separation. Bus lanes are "off-street" and do not conflict with other lanes, or playground, or parking areas. There is adequate bus parking near entrances to the building. Score: 5 **Q#17.4** - Traffic routing is characterized by safety and good separation. Parent service lanes are "off-street" and do not conflict with other lanes, or playground, or parking areas. Score: 5



# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** DENVER 1

**Sort Order #:** 126

**County:** DENVER

**Applicant Priority #:** 2

**Project Title:** Address Site Traffic at Multiple Schools

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

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

Currently, Denver Public Schools has 138 educational facilities. The majority of these facilities have either moderate to non-conflicts with parking and circulation. Any issues that have arisen with the parking and circulation at each facility have been resolved through minor staff changes, parent education, or re-working of bus access.

The following is a list of seven (7) schools that have the most critical parking, safety, and circulation conditions. These schools cannot have their parking and circulation issues resolved by minor changes, as listed above, because of the following physical limitations and pose severe student, staff, and parent safety issues.

- Not enough parking for current staff.
- Street access and drop-off are much too narrow to allow for two-way traffic.
- Restrictive access for back-up and turn-around of bus.
- Parent drop-off/pick-up area is combined with bus drop-off/pick-up area.
- Bus congestion requires staging on public right-of-ways.
- Students have to cross traffic to get to school.
- Off-site shuttling of children to facility.
- Loading dock conflict with bus drop-off/pick-up and parking.
- Bicycle storage.
- Confusion and dangerous traffic control issues.

See individual list of school summaries below and identified safety issues listed in order of highest priority to least priority.

**Place Bridge Academy:**

Educational programming: A K-8 facility. There are eighteen (18) buses that serve the facility.

Reasons for pursuing a BEST Grant: Dangerous and confusing situation between parents & buses, safety issues, parking availability.

**Valdez Elementary School:**

Educational programming: A K-5 facility. There are six (6) buses that serve the facility.

Reasons for pursuing a BEST Grant: Parking availability, traffic congestion hazards, bus drop-off/pick-up location not adequate, loading dock conflict, safety issues.

**Oakland Elementary School:**

Educational programming: A 3-5 facility. The school expects to include K-2 grade next year

Reasons for pursuing a BEST Grant: Traffic congestion/confusion, safety issues, parking availability.

**Morey Middle School:**

Educational programming: A 6-8 facility. Currently fifteen (15) buses serve the facility.

Reasons for pursuing a BEST Grant: Traffic congestion/confusion, safety issues, parking availability.

**Charles M. Schenck Community School:**

Educational programming: A K-5 facility. Currently four (4) buses serve the facility.

Reasons for pursuing a BEST Grant: Traffic congestion/confusion, safety issues, parking availability.

**Trevista Elementary & Middle School at Horace Mann:**

Educational programming: A K-8 facility. Seven (7) buses serve the facility.

Reasons for pursuing a BEST Grant: Parking availability, traffic congestion/confusion, safety issues, buses staging in improper locations.

William Roberts Elementary & Middle School:

Educational programming: Elementary & Middle School serves as a K-8 facility. Five (5) buses serve the facility.

Reasons for pursuing a BEST Grant: Parking availability, traffic congestion hazards, safety issues.

**Issue: Site Work**

**Deficiencies Associated with this Issue:**

Listed in Order of Priority:

Place Bridge Academy - 7125 Cherry Creek Dr. North, Denver, CO 80224  
(K-8 Facility)

Due to the high number of student volume that comes from outside of the school boundaries as depicted in the DPS Master Plan from March 2010, this creates an extreme number of buses, eighteen (18) that serves the student population.

The buses currently stage on public ways to both the south and west of the school. The buses also use the existing main entry parking lot to make a u-turn back into the staging areas. The public ways to the south, west, and to the parking lot in the north are all used as the parent drop-off/pick-up zones across the way from the buses. This makes for confusing and potentially dangerous situations between the parents and buses.

The intersection, to the northwest of the school, has the highest potential for confusion and conflict. At this intersection, some parents and staff are trying to turn right towards the parking lot while buses, at the same intersection, are making left turns to exit towards the west. This places the two traffic patterns in direct opposition to each other potentially setting up for a very hazardous collision area.

There is only one way into the school site which is off Cherry Creek Drive North. The access splits and directs vehicles either to the north or south of the facility.

Because of the high student enrollment, the current parking is not able to accommodate the current staff demands. A Parent Welcome Center providing citizenship and English training has already been added to the site. A new Health Care Facility addition is also in the works. Both of these programs will also need new vehicular access and parking areas to accommodate the expected traffic.

Please refer to the Site Photos of this school in the Supplemental Information for additional clarity of the described deficiencies.

Valdez Elementary School - 2525 West 29th Ave. Denver, CO 80211  
(K-5 Facility)

The school resides on a very compact site within an urban environment. Because of the density of the neighborhood, school traffic is unable to park on the surrounding streets and children cross the streets while traffic is accessing and leaving the site. This creates a dangerous situation.

The school has six (6) busses serving the student population. Four (4) of the buses stage along a chain link fence at the west side of the school in the parking lot. Although the fence aids in keeping cars from children walking along the sidewalk, it unfortunately keeps students from easily accessing the buses in queue position. These four (4) buses come into conflict with parent and teacher vehicles parked within the lot creating a dangerous area of conflict and confusion. Two (2) of the buses stage at the bus drop-off lane along Dunkeld Place to the north of the school. This approach has been fairly successful. The problem is not enough staging space for the other four (4) buses.

Not enough parking available for current staff.

Not enough storage for bicycles.

No parent drop-off/pick-up area separate from loading docks, vehicle parking and busing. There has also been an issue with parents parking at the Recreation Center to the north of the school.

Loading Dock areas conflict with student walkways, bus loading and parking traffic.

Foul balls continually fly over from the adjacent high school baseball field and are damaging vehicles in the parking lot. This issue will be resolved through non-CDE funding, in coordination within the proposed CDE work.

Please refer to the Site Photos of this school in the Supplemental Information for additional clarity of the described deficiencies.

Oakland Elementary School - 4580 Dearborn Denver, CO 80239  
(3-5 Facility, the school expects to add K-2 grade next year)

The parking lot, bus staging, and parent drop-off/pick-up zone resides in the same area. Parents are parking in the staff parking area. There is only one access for staff and parents, and there is not enough area to turn back around. Even though the buses have a separate access, all three utilize the same exit, which is very narrow. The current arrangement does not facilitate the heavy influx of traffic causing confusion, traffic congestion, and it is a kids safety issue.

Not enough parking for current staff. There are more staff members than the available parking spaces. This contributes to the parking and traffic problems of confusion, which is a safety issue for the children.

Congested parent drop-off/pick-up area.

Please refer to the Site Photos of this school in the Supplemental Information for additional clarity of the described deficiencies.

Morey Middle School - 840 E 14th Avenue Denver, CO 80218  
(6-8 Facility)

The current parent drop-off/pick-up zone happens on Emerson Street to the east of the school. When parents drop-off/pick-up, the way becomes too narrow for two-way traffic to pass through with parking on the opposite side.

Please refer to the Site Photos of this school in the Supplemental Information for additional clarity of the described deficiencies.

Charles M. Schenck Community School - 1300 S. Lowell Blvd. Denver, CO 80219  
(K-5 Facility)

Four (4) buses queue along So. Lowell Blvd. to the west of the school adjacent to the main entry. So. Lowell Blvd. is a narrow public way with two-way traffic. When buses are staging, the way becomes too narrow for two-way traffic to pass through. So. Lowell Blvd. is very narrow and does not facilitate two-way traffic causing confusion and traffic congestion in that area. The day care vans park on W. Louisiana Ave which is a very busy street and creates additional hazards.

No defined parent drop-off/pick-up zones. Currently, parents drop off students along the curb adjacent to the school. Some parents will pull into the staff parking lot This makes the situation dangerous and confusing.

Not enough parking for current staff. There are more staff members than the available parking spaces. This contributes to the parking and traffic problems of confusion and safety issues.

Please refer to the Site Photos of this school in the Supplemental Information for additional clarity of the described deficiencies.

Trevista Elementary & Middle School at Horace Mann - 4130 Navajo St. Denver, CO 80211  
(K-8 Facility)

The school has undergone a transformation and received a great influx of students. This has pushed the number of buses serving the school program from three (3) to seven (7).

Seven (7) Buses currently stage along Navajo Street to the west of the school adjacent to the main entry. Navajo Street is a very narrow public way with two-way traffic running in between parking on each side. When buses are staging, the way becomes too narrow for two-way traffic to pass through. Buses also have been staging in front of the fire hydrant to the north end.

Currently the parent drop-off/pick-up zones happen on all roads adjacent to the school grounds.

Not enough available parking for current staff.

Not enough storage area for bicycles.

Please refer to the Site Photos of this school in the Supplemental Information for additional clarity of the described deficiencies.

William Roberts Elementary & Middle School - 2100 Akron Way Denver, CO 80238  
(K-8 Facility)

The school was recently constructed only four years ago. However, since its construction, student enrollment patterns have changed drastically and transportation needs have come into conflict between buses and cars.

Currently, the parking lot, parent drop-off/pick-up zone and bus staging areas are all entered and exited from the school property at the same respective vehicular entry and exit points.

The current position of the buses in the bus staging area physically blocks access from those commuting from both the parking lot and the parent drop-off/pick-up zone. The current bus staging also creates a visual barrier for the school staff trying to monitor the student activity between the school and the parent drop-off/pick-up zone and the parking lot.

The current main entry parent drop-off/pick-up zone runs in a clockwise manner adjacent to the bus staging area. Parents are using the loading zone access and trash dumpster areas to the north of the school for shuttling children. The parents are also using the police training facility to the north of the school for parking to shuttle children. This causes confusion and danger to the school's transportation system.

No formal storage area for bicycles. Currently, students store bicycles on walkway attached to fence along north edge of fields. This location is very close to the bus staging lane.

Please refer to the Site Photos of this school in the Supplemental Information for additional clarity of the described deficiencies.

**Proposed Solution to Address the Deficiencies Listed Above:**

Place Bridge Academy - 7125 Cherry Creek Dr. North, Denver, CO 80224

Separate the parent drop-off/pick-up zones from bus staging areas by creating a new parent drop-off/pick-up zone to the southwest corner off the main public way used for bus staging. Run the traffic in the parent drop-off/pick-up zones in a counter-clockwise direction.

Provide a roundabout to the southeast corner to remove buses from entering the existing main entry parking facility.

Provide a roundabout at the dangerous intersection to the northwest where the buses and cars are conflicting. From the northwest roundabout, we would attach a route for another parent drop-off/pick-up zone to the northwest of the school, and provide additional parking to the north for staff and the patrons of the new Welcome Center.

Please refer to Site Plan SK 1 in the Supplemental Information for graphic clarification of the proposed solutions.

Valdez Elementary School - 2525 West 29th Ave. Denver, CO 80211

Extend current two (2) bus queue area on Dunkeld Place and moving current four (4) bus staging to extended queue area away from staff and visitor parking. This will effectively separate the bus staging from the existing parking lot.

Modify the existing four (4) bus staging area to accommodate a new parent drop-off/pick-up zone. Modify the loading dock to have better separation with fences, bollards, paint markings on the pavement, and signage. Remove the bollards that are blocking truck loading access. Direct vehicular traffic around loading dock, and modify lot exit to facilitate safer return to public traffic patterns.

Add bicycle storage to north area of school away from heavy traffic to the south, even though the main entry does reside on the south end.

Provide taller netting structure to the parking lot fence adjacent to baseball field to prevent further vehicle damage from foul balls.

Please refer to Site Plan SK 2 in the Supplemental Information for graphic clarification of the proposed solutions.

Oakland Elementary School - 4580 Dearborn Denver, CO 80239

Add a new entry and exit only for staff. This will separate them from the buses and parent drop-off/pick-up. Provide one access and one exit for buses and parents, and a one way traffic zone heading towards E. 46th Avenue.

Extend the existing parking lot toward Dearborn St. and E. 46th Ave.

Please refer to Site Plan SK 3 in the Supplemental information for graphic clarification of the proposed solutions.

Morey Middle School - 840 E 14th Avenue Denver, CO

Make the section of Emerson Street adjacent to the school between E. 14th Avenue and E. 13th Avenue a one-way traffic zone heading towards the south, and adding new street signage to Emerson St. to facilitate a new parent drop-off/pick-up zone.

Please refer to Site Plan SK 4 in the Supplemental Information for graphic clarification of the proposed solutions.

Charles M. Schenck Community School - 1300 S. Lowell Blvd. Denver, CO 80219

Modify the traffic direct along Lowell Blvd. to a northbound one-way. This will allow adequate clearance for safe parent drop-off and pick-up zones. Stage buses at the southern end of the school to minimize conflict with parent drop-off and pick-up zones.

Expand the parking lot onto the south end "soccer field" by reaching agreement with Denver Parks for permission to use the park at the northwest corner of the intersection.

Please refer to Site Plan SK 5 in the Supplemental Information for graphic clarification of the proposed solutions.

Trevista Elementary & Middle School at Horace Mann - 4130 Navajo St. Denver, CO 80211

Make the section of Navajo Street adjacent to the school between 41st and 42nd Avenues a bus staging area by cutting into the buffer area between the existing sidewalk and street curb adjacent to school on the same section of Navajo Street adjacent to main school entry.

Modify the property, north of the school along 42nd between the existing curb and sidewalk, for a separate parent drop-off/pick-up zone. This will alleviate the bus staging area and parent traffic to the south of the facility.

Add bicycle storage to the west area of the school adjacent to the main office in full view of staff for extra security.

Please refer to Site Plan SK 6 in the Supplemental Information for graphic clarification of the proposed solutions.

William Roberts Elementary & Middle School - 2100 Akron Way Denver, CO 80238

Modify existing parking lot north of school to ease congestion at vehicular access and exit points by providing a new and separate entry along Akron Ct.

Move the bus staging area away from the main entry towards the east allowing for safer pedestrian access from the parking lot and parent drop-off/pick-up. Prevent parent parking in police facility and dumpster corral/loading zone area with signage/paint markings on the pavement at the entry points.

Add bicycle storage to the concrete paved area near the main entry in full view of adjacent school offices and public areas.

Please refer to Site Plan SK 7 in the Supplemental Information for graphic clarification of the proposed solutions.

#### **How Urgent is this Project:**

All schools listed have critical concerns and safety issues. These issues involve traffic issues, congestion, narrow drive approaches, parent drop-off/pick-up, student crossing into traffic areas, loading dock conflicts, off-site of students to the facility, and bus u-turn and back-up, and parking availability for staff and visitors. We have prioritized these school facilities as listed below.

It is urgent that these issues are resolved immediately in order to maintain safety and traffic circulation for the students, and the neighborhood in which the schools are located.

There is a potential for injury and/or property damage due to the dangerous and confusing flow patterns of busing and vehicle traffic.

Place Bridge Academy - 7125 Cherry Creek Dr. North Denver, CO 80224  
(K-8 Facility) - FIRST PRIORITY

Valdez Elementary School - 2525 West 29th Ave. Denver, CO 80211  
(K-5 Facility) – SECOND PRIORITY

Oakland Elementary School - 4580 Dearborn Denver, CO 80239  
(3-5 Facility) – THIRD PRIORITY

Morey Middle School - 840 E 14th Avenue Denver, CO 80218  
(6-8 Facility) – FOURTH PRIORITY

Charles M. Schenck Community School - 1300 S. Lowell Blvd. Denver, CO 80219  
(K-5 Facility) – FIFTH PRIORITY

Trevista Elementary & Middle School at Horace Mann – 4130 Navajo St. Denver, CO 80211  
(K-8 Facility) – SIXTH PRIORITY

William Roberts Elementary & Middle School - 2100 Akron Way Denver, CO 80238  
(K-8 Facility) – SEVENTH PRIORITY

**What is the Cost Associated with this Issue:** \$1,226,892.00

**How Does this Project Conform with the Construction Guidelines:**

The following is a list of non-conforming items at each school that will be changed to conforming by this grant.

Charles M. Schenck Community School - 1300 S. Lowell Blvd. Denver, CO 80219

Create separate bus staging area and parent drop-off/pick-up zone per Construction Guidelines paragraphs 3.18.1&2.

3.18. A site that safely separates pedestrian and vehicular traffic and is laid out with the following criteria:

3.18.1. Physical routes for basic modes (busses, cars, pedestrians, and bicycles) of traffic should be separated as much as possible from each other. If schools are located on busy streets and/or high traffic intersections, coordinate with the applicable municipality or county to provide for adequate signage, traffic lights, and crosswalk signals to assist school traffic in entering the regular traffic flow. This effort should include planning dedicated turn lanes;

3.18.2. When possible, provide a dedicated bus staging and unloading area located away from students, staff, and visitor parking. Curbs at bus and vehicle drop-off and pick-up locations shall be raised a minimum of six inches above the pavement level and be painted yellow. Provide 'Busses Only' and 'No entry Signs' at the ends of the bus loop.

Modify property south end of school for additional parking per Construction Guidelines paragraph 3.18.4.

3.18.4. Solid surfaced staff, student, and visitor parking spaces should be identified at locations near the building entrance and past the student loading area.

Morey Middle School - 840 E 14th Avenue Denver, CO 80218

Create parent drop-off/pick-up zone per Construction Guidelines paragraphs 3.18.1&2.

3.18. A site that safely separates pedestrian and vehicular traffic and is laid out with the following criteria:

3.18.1. Physical routes for basic modes (busses, cars, pedestrians, and bicycles) of traffic should be separated as much as possible from each other. If schools are located on busy streets and/or high traffic intersections, coordinate with the applicable municipality or county to provide for adequate signage, traffic lights, and crosswalk signals to assist school traffic in entering the regular traffic flow. This effort should include planning dedicated turn lanes;

3.18.2. When possible, provide a dedicated bus staging and unloading area located away from students, staff, and visitor parking. Curbs at bus and vehicle drop-off and pick-up locations shall be raised a minimum of six inches above the pavement level and be painted yellow. Provide 'Busses Only' and 'No entry Signs' at the ends of the bus loop.

Oakland Elementary School - 4580 Dearborn Denver, CO 80239

Create separate bus staging area and parent drop-off/pick-up zone per Construction Guidelines paragraphs 3.18.1&2.

3.18. A site that safely separates pedestrian and vehicular traffic and is laid out with the following criteria:



3.18.1. Physical routes for basic modes (busses, cars, pedestrians, and bicycles) of traffic should be separated as much as possible from each other. If schools are located on busy streets and/or high traffic intersections, coordinate with the applicable municipality or county to provide for adequate signage, traffic lights, and crosswalk signals to assist school traffic in entering the regular traffic flow. This effort should include planning dedicated turn lanes;

3.18.2. When possible, provide a dedicated bus staging and unloading area located away from students, staff, and visitor parking. Curbs at bus and vehicle drop-off and pick-up locations shall be raised a minimum of six inches above the pavement level and be painted yellow. Provide 'Busses Only' and 'No entry Signs' at the ends of the bus loop.

Modify property northwest end of school for additional parking per Construction Guidelines paragraph 3.18.4.

3.18.4. Solid surfaced staff, student, and visitor parking spaces should be identified at locations near the building entrance and past the student loading area.

Place Bridge Academy - 7125 Cherry Creek Dr. North Denver, CO 80224

Create separate bus staging area and parent drop-off/pick-up zone per Construction Guidelines paragraphs 3.18.1&2.

3.18. A site that safely separates pedestrian and vehicular traffic and is laid out with the following criteria:

3.18.1. Physical routes for basic modes (busses, cars, pedestrians, and bicycles) of traffic should be separated as much as possible from each other. If schools are located on busy streets and/or high traffic intersections, coordinate with the applicable municipality or county to provide for adequate signage, traffic lights, and crosswalk signals to assist school traffic in entering the regular traffic flow. This effort should include planning dedicated turn lanes;

3.18.2. When possible, provide a dedicated bus staging and unloading area located away from students, staff, and visitor parking. Curbs at bus and vehicle drop-off and pick-up locations shall be raised a minimum of six inches above the pavement level and be painted yellow. Provide 'Busses Only' and 'No entry Signs' at the ends of the bus loop.

Modify property north of school for additional parking and/or Parent drop-off/pick-up zone per Construction Guidelines paragraph 3.18.4.

3.18.4. Solid surfaced staff, student, and visitor parking spaces should be identified at locations near the building entrance and past the student loading area.

Run the parent drop-off/pick-up zone in a counter-clockwise direction per Construction Guidelines paragraph 3.18.3.

3.18.3. Provide an adequate driveway zone for stacking cars on site for parent drop-off/pick-up zones. Drop-off area design should not require backward movement by vehicles and be one-way in a counterclockwise direction where students are loaded and unloaded directly to the curb/sidewalk. Do not load or unload students where they have to cross a vehicle path before entering the building. It is recommended all loading areas have "No Parking" signs posted.

Add bicycle storage to north area of school per Construction Guidelines paragraph 3.18.7.

3.18.7. Facilities should provide for bicycle access and storage.

Trevista Elementary & Middle School at Horace Mann - 4130 Navajo St. Denver, CO 80211

Make the section of Navajo Street, adjacent to the school between 41st and 42nd Avenues, a bus staging area by cutting into the buffer area between sidewalk and street curb, adjacent to school on same section of Navajo Street adjacent to Main School entry, per Construction Guidelines paragraphs 3.18.1&2.

3.18. A site that safely separates pedestrian and vehicular traffic and is laid out with the following criteria:

3.18.1. Physical routes for basic modes (busses, cars, pedestrians, and bicycles) of traffic should be separated as much as possible from each other. If schools are located on busy streets and/or high traffic intersections, coordinate with the applicable municipality or county to provide for adequate signage, traffic lights, and crosswalk signals to assist school traffic in entering the regular traffic flow. This effort should include planning dedicated turn lanes;

3.18.2. When possible, provide a dedicated bus staging and unloading area located away from students, staff, and visitor parking. Curbs at bus and vehicle drop-off and pick-up locations shall be raised a minimum of six inches above the pavement level and be painted yellow. Provide 'Busses Only' and 'No entry Signs' at the ends of the bus loop.

Modify the property north of the school along 42nd for a separate parent drop-off/pick-up zone per Construction Guidelines paragraph 3.18.4.

3.18.4. Solid surfaced staff, student, and visitor parking spaces should be identified at locations near the building entrance and past the student loading area;

Add bicycle storage to west area of school per Construction Guidelines paragraph 3.18.7.

3.18.7. Facilities should provide for bicycle access and storage.

Valdez Elementary School - 2525 West 29th Ave. Denver, CO 80211

Extend current two (2) bus queue area on Dunkeld Place. Move current four (4) bus staging to extended queue area away from staff and visitor parking per Construction Guidelines paragraphs 3.18.1&2.

3.18. A site that safely separates pedestrian and vehicular traffic and is laid out with the following criteria:

3.18.1. Physical routes for basic modes (busses, cars, pedestrians, and bicycles) of traffic should be separated as much as possible from each other. If schools are located on busy streets and/or high traffic intersections, coordinate with the applicable municipality or county to provide for adequate signage, traffic lights, and crosswalk signals to assist school traffic in entering the regular traffic flow. This effort should include planning dedicated turn lanes;

3.18.2. When possible, provide a dedicated bus staging and unloading area located away from students, staff, and visitor parking. Curbs at bus and vehicle drop-off and pick-up locations shall be raised a minimum of six inches above the pavement level and be painted yellow. Provide 'Busses Only' and 'No entry Signs' at the ends of the bus loop.

Modify existing four (4) bus staging area to accommodate a new parent drop-off/pick-up zone per Construction Guidelines paragraph 3.18.4.

3.18.4. Solid surfaced staff, student, and visitor parking spaces should be identified at locations near the building entrance and past the student loading area;

Create parent drop-off/pick-up zone with a counter-clockwise direction per Construction Guidelines paragraph 3.18.3.

3.18.3. Provide an adequate driveway zone for stacking cars on site for parent drop-off/pick-up zones. Drop-off area design should not require backward movement by vehicles and be one-way in a counterclockwise direction where students are loaded and unloaded directly to the curb/sidewalk. Do not load or unload students where they have to cross a vehicle path before entering the building. It is recommended all loading areas have "No Parking" signs posted.

Add bicycle storage area to north area of school per Construction Guidelines paragraph 3.18.7.

3.18.7. Facilities should provide for bicycle access and storage.

Modify loading dock areas to be safely separated from pedestrian crosswalks with bollards, fencing and/or guardrails and painted areas per Construction Guidelines paragraph 3.18.6.

3.18.6. Building service loading areas and docks should be independent from other traffic and pedestrian crosswalks. If possible, loading areas shall be located away from school pedestrian entries.

Modify adjacent fence to baseball field to prevent vehicle damage from foul balls per Construction Guideline 3.19.6.

3.19.6. Playgrounds shall be protected by adequate fencing from other exposures such as ball fields, where injuries could occur due to flying balls. Play equipment shall be installed pursuant to the manufactures specifications and current industry safety and State of Colorado Insurance pool requirements.

William Roberts Elementary & Middle School - 2100 Akron Way Denver, CO 80238

Modify parking lot north of school to ease congestion at vehicular access and exit points per Construction Guidelines paragraph 3.18.4.

3.18.4. Solid surfaced staff, student, and visitor parking spaces should be identified at locations near the building entrance and past the student loading area.

Move the bus staging area away from the main entry towards the east allowing for safer pedestrian access from the parking lot and parent drop-off/pick-up. Prevent parent parking in police facility and dumpster corral/loading zone area with signage/pavement painting per Construction Guidelines paragraphs 3.18.1&2.

3.18. A site that safely separates pedestrian and vehicular traffic and is laid out with the following criteria:

3.18.1. Physical routes for basic modes (busses, cars, pedestrians, and bicycles) of traffic should be separated as much as possible from each other. If schools are located on busy streets and/or high traffic intersections, coordinate with the applicable municipality or county to provide for adequate signage, traffic lights, and crosswalk signals to assist school traffic in entering the regular traffic flow. This effort should include planning dedicated turn lanes;

3.18.2. When possible, provide a dedicated bus staging and unloading area located away from students, staff, and visitor parking. Curbs at bus and vehicle drop-off and pick-up locations shall be raised a minimum of six inches above the pavement level and be painted yellow. Provide 'Busses Only' and 'No entry Signs' at the ends of the bus loop.

Add bicycle storage to the concrete paved area near the main entry in full view of adjacent school offices and public areas per Construction Guidelines paragraph 3.18.7.

3.18.7. Facilities should provide for bicycle access and storage.

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

Plan for Maintaining the Projects Once Completed:

DPS has an established district-wide Preventive Maintenance plan. This plan includes dedicated trained personnel assigned to review building systems on a regular basis.

District-wide basic maintenance programs are on-going throughout the District on a case-by-case basis which keeps up on maintenance such as repairing general damage and deterioration, i.e. concrete and/or asphalt paving, curb & gutter patch and repair, snow removal, re-stripping of parking lines, arrows, and traffic flow markings, re-painting of curb site parking and student drop-off areas with appropriate colors per district standards, and exterior light fixtures. Periodic checks of the above items are performed by individual building Facility Managers.

The District also operates an after-hours central call center for demand and emergency calls manned 24/7.

How the life of the projects will be maintained:

The District's preventive maintenance program tracks the life and deterioration of a particular school building area; each asset is assigned a useful life and the asset is monitored through scheduled site visits by the preventive maintenance teams. Maintenance care programs are in place to be able to update the assets' condition as appropriate based on the condition recorded during the scheduled site visits.

How an appropriate amount of funding will be budgeted for maintenance and replacement:

A maintenance budget is set aside yearly to cover on-going maintenance and upkeep.

All components in the District are identified as assets. This includes the facility itself, as well as items within the facility or on the facility's site. It includes all infrastructure, such as, but not limited to, boilers, roofs, windows, sidewalks, parking lots, play equipment, carpeting, lighting, ventilation systems, etc.

The District's maintenance funds are a part of the Capital Reserve Funding, which is allotted throughout the District based on repair or replacement of highly critical identified deficiencies, which may cover all aspects of a facility depending on which deficiencies have been identified. A set amount of funds are set aside for the Preventive Maintenance program, which helps maintain facilities in operating condition.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time. Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

When the existing school facilities were originally designed, they were to accommodate students either walking to school or being bused. Under the current conditions, most students now are either dropped-off or picked-up by parent vehicular traffic, and the original parking circulation design does not accommodate for this change. Also, there has been a general increase in student population, which adds additional parent and bus traffic.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

NA

**CDE Comments:**

THE DISTRICT NOTIFIED STAFF OF THE PROJECT LATE IN THE APPLICATION PROCESS. HOWEVER STAFF HAS HAD NUMEREOUS CONVERSATIONS WITH THE DISTRICT REGARDING THE GRANT AND ALSO THE PROCESS.

|  |                    |                                     |   |
|--|--------------------|-------------------------------------|---|
| <b>Funded FTE Count:</b>                                       | 69,564.00          | <b>Bonded Debt Approved:</b>        | \$764,800,000.00                            |
| <b>Assessed Valuation:</b>                                     | 11165147081        | <b>Year Bond Election Passed:</b>   | 03,08                                       |
| <b>PPAV:</b>   | \$160,503.00       | <b>Bonded Debt Failed:</b>          |   |
| <b>Bonded Debt:</b>  | \$768,396,601.00   | <b>Year Bond Election Failed:</b>   |   |
| <b>Total Bonding Capacity:</b>                                 | \$233,029,416.00   | <b>2010 Bond Election Results:</b>  | NA  |
| <b>% of Bonding Capacity Used:</b>                             | 34.00%             | <b>Median Household Income:</b>     | \$24,101.00                                 |
| <b>Bond Capacity Remaining:</b>                                | \$1,464,632,815.00 | <b>Free or Reduced Lunch %:</b>     | 71.56%                                      |
| <b>Existing Bond Mill Levy:</b>                                | 6.35               | <b>State Financial Watch:</b>       | No  |
| <b>Who Owns the Facility:</b>                                  | District           | <b>Charter School Fund Balance:</b> | NA  |
| <b>If it's a 3rd Party Explain:</b>                            |                    | <b>Charter Authorizer Letter:</b>   | No  |
|  |                    | <b>Charter 3 Month Notice:</b>      | No  |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No                 | <b>Charter Chartered for 5 Yrs:</b> | No  |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                    | <b>Year Built:</b>                  | 1958, 1921, 1984, 1971, 1931,<br>1974, 2006 |

NA

|                                    |  |                                    |                        |
|------------------------------------|--|------------------------------------|------------------------|
| <b>Current Grant Request:</b>      | \$742,270.00   | <b>Affected Sq Ft:</b>             | 119,600.00             |
| <b>Current Applicant Match:</b>    | \$607,311.00   | <b>Master Plan Completed:</b>      | Yes                    |
| <b>Current Total Project Cost:</b> | \$1,349,581.00   | <b>CDE Minimum Match %:</b>        | 45                     |
| <b>Previous Grant Awards:</b>      | 0  | <b>Actual Match % Provided:</b>    | 45                     |
| <b>Previous Matches:</b>           | 0  | <b>Was a Waiver Required:</b>      | N/A                    |
| <b>Future Grant Requests:</b>      | 0  | <b>Stautory Waiver:</b>            |                        |
| <b>Future Matches:</b>             | 0  | <b>FCI:</b>                        | 55.09%                 |
| <b>Total for all Phases:</b>       | \$1,226,892.00   | <b>CFI:</b>                        | 75.89%                 |
| <b>Cost Per Pupil:</b>             | \$259.00   | <b>Inflation:</b>                  | 3                      |
| <b>Cost Per Sq Ft:</b>             | \$10.00  | <b>Historical Significance:</b>    | Yes-Deemed Significant |
| <b>Red Flags for Discussion:</b>   | Min. communication w/staff   | <b>Does this Qualify For HPCP:</b> | Not Required           |
| <b>Red Flags Explain:</b>          | THE DISTRICT NOTIFIED STAFF OF THE PROJECT LATE IN THE APPLICATION PROCESS. HOWEVER STAFF HAS HAD NUMEREOUS CONVERSATIONS WITH THE DISTRICT REGARDING TH E GRANT AND ALSO THE PROCESS. |                                    |                        |

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## IGNACIO 11 JT - Ignacio HS - Jr/SrHS Demolition, Addition, Renovation

### School Name: Ignacio HS

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 82,818       |
| Replacement Value:           | \$24,378,221 |
| Condition Budget:            | \$16,969,875 |
| Total FCI:                   | 69.61%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$7,835,000  |
| Total RSLI:                  | 15%          |
| Total CFI:                   | 102%         |
| Condition Score: (60%)       | 3.12         |
| Energy Score: (0%)           | 2.40         |
| Suitability Score: (40%)     | 3.43         |
| School Score:                | 3.25         |



# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** IGNACIO 11 JT

**Sort Order #:** 126

**County:** LA PLATA

**Applicant Priority #:** 2

**Project Title:** Jr/SrHS Demolition, Addition, Renovation

- |   |                                     |  |   |
|---|-------------------------------------|--|---|
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fire Alarm | <input type="checkbox"/> Roof                              | <input type="checkbox"/> Water Systems      |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting   | <input type="checkbox"/> School Replacement                | <input type="checkbox"/> Window Replacement |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA        | <input type="checkbox"/> Security                          | <input type="checkbox"/> New School         |
| <input type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> HVAC       | <input type="checkbox"/> Facility Sitework                 | <input type="checkbox"/> LandPurchase       |
| <input type="checkbox"/> Energy Savings     | <input type="checkbox"/> Renovation | <input checked="" type="checkbox"/> Project Other Explain: | Life Safety and Energy Renovations          |

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

The overall plan proposed in the Master Plan provides the district several advantages as the District meets current needs, adapts to ever-changing educational programs, and potentially growth into the future. It consolidates four existing facilities into three, reducing O & M costs and increasing efficiency. It vacates the existing Elementary School, the worst facility in the district, and provides a fully renovated and expanded facility(the existing Intermediate School) for the youngest students. The new high performance, energy efficient Middle School will reduce energy costs for the district and provide athletic facilities on the Middle School campus. A fully renovated facility with minimal additions converts the High School site to a dedicated 9-12 campus. The Intermediate and the High School will receive full building envelope and HVAC improvements which will significantly reduce the O & M and energy costs for the district. These three campuses allow the district the most flexibility for expansion in the future. A new residential development west of the schools is planned giving excellent access to all three district facilities. The new Middle School allows the district to optimize the phasing of all three school projects and avoid the need for modular classrooms.

This grant application includes only the the life safety related costs for the renovated high school. The costs of relocating the elementary school function to the renovated and expanded intermediate school are under a separate grant application. The District plans to cover the cost of the new middle school, remaining high school renovation and additions, and work on ancillary buildings with other funds.

**Issue:** Other

## Deficiencies Associated with this Issue:

CDE Guideline 1.2.1 Health, safety, and security.

1. Existing Fire Alarm System is non-compliant, building does not have a fire sprinkler system.
2. Building exceeds area for non-sprinkled buildings.
3. Flat roof construction is at the end of useful life and requires replacement. Numerous roof leaks and ponding conditions are formed.
4. Building contains a large quantity of asbestos which inhibits the ability to renovate life safety systems or educational spaces.
5. Half of the existing restrooms are not compliant with ANSI compliant.
6. Door Hardware does not meet ANSI requirements in 1965 building.

CDE Guideline 1.2.2 Technology

1. Existing phone and public address system is not adequate and requires additional expansion and upgrading.
2. IT backbone is adequate but requires additional expansion to meet 21st century learning environments.
3. No secure entry or electronic access is provided.
4. Classrooms are power and data deficient.
5. Distance learning capability is not adequate for effective use.

CDE Guideline 1.2.3 Building Site Requirements

1. Site is adjacent to existing junior high and multiple metal buildings. Security to and from vo-tech building is a major concern since students need to walk outside to get to these programs.
2. Site access is limited: bus and parent circulation occurs in an adequate existing parking lot, but site circulation poses safety issues for staff, students, buses, and parents. There is no definite traffic pattern and circulation.
3. Existing baseball field is currently in disrepair due to existing water table and adjacent agricultural ditch running along east side of property.
4. No water quality or storm water management is provided on site.
5. Existing running track has reached the end of its usable life and is only a six lane track.
6. Grading and drainage at the existing football field is inadequate and requires remediation.



7. Existing irrigation and turf at football field requires remediation to maintain a safe playing environment for football games.

CDE Guideline 1.2.4 Building Performance Standards:

1. Original Unit Ventilator Mechanical system at end of useful life.
2. Original boilers (circa 1965) are at the end of useful life.
3. Current mechanical system does not meet current ASHRAE fresh air requirements.
4. Original flat roof system has limited insulation and is at the end of its useful life.
5. Exterior walls are un-insulated double-wythe masonry walls.
6. Existing windows are single pane un-insulated units.
7. Sky lights in existing corridors are un-insulated and leak.
8. Electrical systems are out of date and undersized for the campus and in individual learning environments.
9. Building relies on natural ventilation for cooling so additional mechanical cooling is required at offices and computer server areas
10. Water system and plumbing fixtures are old and in need of replacement.
11. Sanitary sewer piping is old and not functioning reliably – needs full replacement.

CDE Guidelines 1.2.5 Functionality of core educational programs.

1. Existing entry is not secure or supervised by administration due to the interior location.
2. Existing administration space is inadequate. (Inadequate office, nurse, and conference rooms.)
3. Special Education spaces are not properly located.
4. Library is un-insulated and has no natural daylight.
5. Computer lab is undersized and not acoustically separated from library.
6. Music Room is 50% of CDE guidelines and is located in an un-insulated metal building adjacent to the main facility.
7. Existing music room does not meet code exiting requirement
8. Wrestling room and weight room are located in an un-insulated metal building adjacent to the main campus.
9. Cafeteria is undersized and does not have a stage to serve as a cafetorium.
10. Kitchen is undersized for student population and inadequate storage.

**Proposed Solution to Address the Deficiencies Listed Above:**

The Junior High and High School are currently two adjacent but separate facilities, but the 7th and 8th grades will be relocated to the new Middle School so the High School site becomes a dedicated 9-12 campus. This requires the demolition of the 1950's wing of the JH which is in extremely poor shape and the demolition of the oldest portion of the High School. In addition to a full facility renovation, this option also includes approximately 13,309 SF of additions including a new main entry, administration, cafetorium, kitchen, and music. The storm water issues would be addressed across the site as the higher grade on the west mesa drains down towards the multi-purpose and baseball fields. A new central bus drop-off loop and student/public/event parking would be provided where Ignacio St. intersects the campus while staff parking would be on the south end of the campus. New landscaping and pedestrian circulation would help connect the various facilities and give the site a campus feel. Play areas and courts would be located west of the existing JH. The existing track would be resurfaced and expanded to at least eight lanes and the football and baseball fields would be repaired and upgraded.

Some of the core facility upgrades include exterior envelope improvements (wall/door/window/insulation), accessibility and life/safety upgrades, installing a fire sprinkler system (the school does not currently have one), roof replacement, and upgrading the mechanical system. A new main HS entry and administration area would be built which would enable the school to have a secure entry requiring visitors to check in at reception. The current high school gym/lockers would function as HS PE and basketball while the smaller JH gym/lockers would function for wrestling, and football (as they currently are). A new weight room, training room, and health classroom will be located adjacent to the main gym. Existing restrooms throughout will be made accessible and updated with water efficient fixtures and new finishes. New finishes and paint would be provided throughout to allow the whole school to feel new.

NOTE: Only those costs associated with High School life safety related upgrades are included in the grant application.

**How Urgent is this Project:**

The renovation of the existing high school is necessary because the building fails to meet codes and educational standards and, despite the best efforts of the District, is in a moderate state of disrepair. The adjacent old junior high school building is essentially beyond repair and unusable. Many critical deficiencies were identified in the CDE statewide building assessment. The cost to meet the life safety, energy usage, and programmatic needs of the school do not, however, outweigh the cost of replacing the entire school.

**What is the Cost Associated with this Issue:** \$5,008,000

**How Does this Project Conform with the Construction Guidelines:**

Demolition Area: 30,380 sq ft

Renovation Area: 69,982 sq ft (including 4,935 sq ft District Admin)  
Addition Area: 17,046 sq ft.  
Total Renovated School: 85,028 (including 4,935 sq ft District Admin)

Square foot per student (314 in grades 7-12) of existing facility: 319  
Square foot per student (194 (in 2014) in grades 9-12) of renovated facility (NIC 4,935 sq ft District Admin)  
: 423

Site improvements:

1. Reconfiguration and expansion of existing bus and parent drop off loops.
2. Reconfiguration of parking lot, parent drop off and building entries to meet ANSI requirements.
3. Renovation of existing athletic fields (baseball, football, track) to improve drainage, irrigation, maintenance, and safety.

Renovation areas will include:

1. Relocation of administration area to provide secure entry and adequate administrative space to meet CDE guidelines,
2. Renovation of current building to meet ANSI requirements for access, door hardware, restrooms.
3. Upgrade of fire alarm, security systems, public address systems
4. Installation of a fire sprinkler system throughout the facility.
5. Replacement of the existing mechanical and plumbing systems to meet current building codes.
6. Replacement of building electrical service and upgrades to existing electrical infrastructure for classrooms including lighting, IT, power distribution.
7. Replacement of roof to meet current energy code.
8. Retrofit of exterior envelope to meet current energy codes including exterior wall insulation and replacement of all exterior windows.
9. Replacement of existing finishes and acoustical improvements at all instructional spaces.

New construction includes:

1. Library to meet CDE guidelines,
2. Cafetorium to meet CDE guidelines.
3. Kitchen to accommodate current enrollment and district storage
4. Music Room to meet CDE Guidelines
5. Art Room to meet CDE Guidelines
6. Consolidation of Weight room and wrestling rooms into primary educational facility to improve safety and reduce facility square footage to be maintained.

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

The Ignacio School District allocates, on an annual basis, moneys to the Capital Reserve/Capital Projects Fund. The revised January 2011 budget shows a balance of \$880,529. This amount is to be used for capital expenditures and can be used for any major maintenance that may become needed for any new or renovated facilities.

Over the last five years, the District has spent an average of almost \$80,000 annually for maintenance costs district-wide. This amount will continue to be budgeted, but the costs are anticipated to actually go down after vacating the existing K-3 Elementary School and the renovation of the other buildings. As the new maintenance budget is established over the first few years following completion of the project, the unused funds will be transferred to the Capital Reserve Budget for long-term replacement.

The District budgets approximately \$260,000 annually for natural gas and electricity for four school campuses and the administration building. This amount will continue to be budgeted, but the costs are anticipated to actually go down after vacating the existing K-3 Elementary School and the renovation of the other buildings with better envelopes and more efficient HVAC equipment. As the new utility budget is established over the first few years following completion of the project, the unused funds will be transferred to the Capital Reserve Budget for long-term replacement.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time, Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

The High School, proposed to be extensively renovated, was constructed by the District in several phases from 1950 to 2007.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

NA



# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## FT. LUPTON RE-8 – Ft. Lupton MS - MS Renovation

### School Name: Ft Lupton MS

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 2            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 132,541      |
| Replacement Value:           | \$36,155,264 |
| Condition Budget:            | \$22,261,253 |
| Total FCI:                   | 61.57%       |
| Energy Budget:               | \$46,389     |
| Suitability Budget:          | \$3,606,400  |
| Total RSLI:                  | 10%          |
| Total CFI:                   | 71.7%        |
| Condition Score: (60%)       | 3.06         |
| Energy Score: (0%)           | 2.02         |
| Suitability Score: (40%)     | 4.03         |
| School Score:                | 3.45         |



# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** FT. LUPTON RE-8

**Sort Order #:** 126

**County:** WELD

**Applicant Priority #:** 1

**Project Title:** MS Renovation

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

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

The original building was constructed in 1932 with additions and various areas remodeled in 1948, 1962, 1972, 1982, 1989 and 1994. Additionally, some areas were remodeled in 1976 and 2003 with an elevator installed in 1980 to meet ADA requirements. The fire sprinkler system installed in the 1962 section was replaced with funding help from CDE in 2007 because of recurring pipe failure.

Much of the HVAC system's components have out lived their life expectancy (some being victims of deferred maintenance) and a control system consisting of outdated pneumatic controls in conjunction with varying levels of DDC controls depending on which year of construction or remodel one is in. The end result is varying levels of heating / cooling and fresh air exchange. In certain areas of the building these levels can be extreme depending on the time of the year. In many cases wall units are used to heat and window mounted air conditioners are used to cool. Both types are inconsistent in performance and are often noisy enough to affect instruction.

The gym ceiling is deteriorating and has had a few tiles fall. Maintenance has attempted to secure the tiles but there is little to fasten to. The piping above the ceiling that provides the heating water to the circa 1948 make up air units is insulated with asbestos material. The asbestos poses not threat at this time because it is contained and the units still work, although not particularly well, but the real concern is the potential for bodily harm should one of the 2'X2' tiles were to fall from over 25 feet. We only run three of the four units because they are so noisy the gym instructors have trouble communicating instructions to their class.

Security is a huge issue in this building. Due to multiple additions over time this building has multiple entrances with the main office entrance unattended but under surveillance by a single camera. The original main entrance in the center portion of the building is basically abandoned and falling to disrepair. While the office personnel do a good job of key control, the key system, doors and door hardware has not been upgraded for over thirty years.

While the fire alarm system is working it follows suit of much of the building with additions and in need of upgrade. It is a non addressable Simplex system that communicates through a Honeywell panel that was added years after the original Simplex system installation and is only recognized by the monitoring company as one zone. Therefore, when a particular item in the system goes into trouble and can not be immediately repaired the whole facility goes under fire watch. More importantly, if there is an emergency and the fire department is responding to a call from the monitoring company they have no idea which part of the building to go to.

## Issue: Fire Alarm

### Deficiencies Associated with this Issue:

The Fire Alarm is a Simplex System that monitors 16 zones throughout the three stories of the school building. The zone system will direct emergency response to the section of the building it monitors but does not direct to which room and the location within that room that is in alarm. The system becomes less descriptive of where the problem is when it communicates to the monitoring company because it sends its information through a Honeywell system that monitors both Simplex fire system and Honeywell burglar system. The Honeywell system, installed after the Simplex system in the mid 90's only recognizes the Simplex system as one of the zones that it reports to the monitoring company. In case of a fire alarm the monitoring company only tells the fire department that there is a problem some where in the 110,000 sq. ft.+ three story building. Additionally, should there be trouble with a part of the system that can not be repaired immediately the monitoring company has to put the whole system off line instead of the particular item that is in trouble while leaving the rest of the system live. When this occurs the building enters into fire watch. This requires, finding and paying an individual on short notice to walk the building when unoccupied on a regular time schedule and log their observations for the fire department.

This school's auxiliary gym is a separate steel building located adjacent to the southwest side of the main building. Its fire system does not communicate outside of building and is over 35 years old. Additionally, there is no intercom or any other communication system to the main building.

**Proposed Solution to Address the Deficiencies Listed Above:**

Remove existing fire alarm system from building. Install addressable system as per current code throughout entire complex including the auxiliary gym. This system would be part of new integrated MEP, fire alarm, sprinkler and security control monitoring system for the entire complex including the auxiliary gym.

**How Urgent is this Project:**

The system still works in the middle school and it is only an annoyance and expense to do fire watch that seems to happen once or twice a year, at what always seems to be a weekend or a holiday. The auxiliary gym has stood without fire incident since the middle 1970's.

However, part of the interior of the auxiliary gym has been sectioned off with wood construction for locker rooms, office, storage, a second floor, gas fired water heater and gas fired furnaces. If it was to ever catch fire there is no sprinkler system and would burn quickly with no fire alarm to alert anyone.

As pointed out in the deficiency section the main building system does not identify the specific locations of the emergency as exactly as the systems of today do. The urgency of this type of request is only realized after an occurrence and it is too late!

**What is the Cost Associated with this Issue:** \$270,449

**Issue:** Security

**Deficiencies Associated with this Issue:**

Due to size and configuration of this building there are many normally locked but unattended entrances. The multiple additions over the years have changed the main and secondary entrance accesses from their original intent. With some doors in obscure places that are seldom monitored. The original main entrance is basically abandoned (except for access to the auditorium for a public function) and the doors are in need of replacement, Due to their size and design they are very expensive to replace which is hard to justify considering they are seldom used. They are unattended and are often found propped after hours.

The current office entrance has new ADA doors that are monitored by a camera and can be secured with an electric strike activated by pushing a button at the front desk. The new door configuration was initiated from an OCR complaint. It was decided to upgrade to this system because this door is not attended and an intruder could come through the door and go down the stairs unnoticed to the bottom floor and from that point via other stairs go where they want. It is not feasible for this door to be locked at all times and we don't have someone constantly watching the monitor but it can be immediately locked in an emergency. Had we not needed to change the entrance for ADA we would not have pursued this option on its own merit.

The office entrance is at the opposite end of the building from the gym and commons entrance which is also the entrance in from the south playground. It is the other ADA entrance but is locked because it is unattended. It is unlocked for occasions in the commons and the gym after hours but is still usually unattended.

The current key system has been used for at least thirty years. Many of the locking mechanisms are worn, have been repaired many times and replaced when repair is no longer an option. Many of the outside door frames are rusting out at the base and some doors are misshapen from years of use and abuse.

There are numerous exits from the back side of the building to the multiple use field. Two are concealed behind a wall and are areas of continual vandalism.

The public address system is working but requires regular repair and is past its life expectancy.

**Proposed Solution to Address the Deficiencies Listed Above:**

The first step is to move the office entrance back to its original 1932 location. This would require constructing a period correct 30'X39' addition that matches the original 1932 architecture. This entrance would be constructed to the elevation of the middle floor. Since the bottom floor is a garden level there is enough distance to the street sidewalk to make the access walk ADA compliant.

The addition would house the reception area and support offices for the school. All visitors would check in through this area and pass through one of the background check ID generating products on the market. The interior would be designed in a way the offices and reception area could be secured so this entrance could still be used for a controlled after hours entrance. A station for the integrated digital monitoring system for the MEP, fire alarm, fire sprinklers and security system along with the control panel for



the PA would be located in this area. The monitoring system cost has been included in the fire alarm section.

The current key system for the outside doors would be replaced with a system requiring a credential that would be programmed to the individual user, doors and the times the user has access and an audit trail of that credential. The system would alert when a door is propped.

#### **How Urgent is this Project:**

The front office of this school does a superior job of monitoring the keys. Even at that, after over 30+ years there are missing keys. They say do not duplicate but they can be duplicated from a hardware store if someone is unscrupulous enough. Students have been caught in the building, in a couple of incidents a few had keys and others said they found a door not latched.

The biggest asset for security is the wariness of staff towards out of the ordinary situations or people. However, just like the fire system nothing really bad has happened but the physical layout, key system and door conditions certainly provide the potential for a serious breach of security. Like the fire system it is too late after an incident occurs.

**What is the Cost Associated with this Issue:**      \$242,672

**Issue:** HVAC

#### **Deficiencies Associated with this Issue:**

The Middle school HVAC system is a menagerie of various components of age, design and control.

Much of the building is still heated with wall ventilators that have far surpassed their expected life. Heating valves, balancing valves, damper motors, damper linkage and fan motors are constant areas of maintenance. There are not enough isolation valves or they have corroded so badly they can't be closed to isolate small areas to do emergency service without draining a large portion of the facility down. This requires us to drain down the system to work on it in the summer (we add isolation valves to logical areas when we do repairs but there is still much of the system that can not be properly isolated) and makes it very difficult to perform emergency work during heating season without causing additional problems. The system has not run for a long period of time with glycol, evidence suggests that the system may never had glycol but there are no records to prove either way, and in its current condition would not warrant doing so.

Over the past 4 years maintenance has performed many repairs on the wall ventilators to improve performance while decreasing the possibility of frozen coils. Performance has been improved but not to today's HVAC standards and the frequency of frozen coils has decreased but still occasionally occurs. When they thaw and leak, they leak profusely and can flood a large area quickly resulting in class disruption, clean up costs, property damage, and mold concerns (perceived or real) that may lead to health concerns all of which lead to lost instructional time.

Wall ventilators manufacture a noise that some teachers and probably some students find disruptive which inhibits the learning process. The wall ventilators in this facility are controlled by pneumatics which has multiple potentials to not work properly leading to classroom environmental issues. In the coldest parts of winter, if the outside dampers close as they should fresh air exchange can become an issue, Conversely, if they don't close, a heating valve isn't working properly and the low limit doesn't shut the fan down (all of which are pneumatically controlled) a frozen coil is very possible. In the past, maintenance would close off the air intakes to the wall units so they wouldn't freeze. This practice has been discontinued due to its negative impact on air quality.

The majority of the rooms with wall ventilators use window mounted air conditioners to cool during the shoulder months of the school year. Depending on the time of day and time of the year one can find a wall unit and an air conditioner running with a window propped open in one room.

The gym (circa 1948) is using the four original make up air units. They still operate but are unfiltered, noisy and inefficient. With the heating valves wide open and the units running 24/7 we seldom get that space above 63 degrees. They will shut the units down for large gatherings (other than sports) so the audience can hear the speakers without turning the speakers up to distortion level which is the exact time they should be running for air exchange.

There were four roof top units adjacent to the gym that we could no longer get parts for or the custom fabrication cost were excessive. The first over the girl's locker room was replaced in 2000. Two others, one over an interior weight room the other over a storage area failed the fall of 2009. The last one over the boy's locker room terminally failed this past spring. The boy's locker room is currently being warmed with a spot cooler unit to about 58 degrees on cold days. The District has delayed in fixing these items because of the desire to find funding to correct all the ills of the current system by upgrading the whole building HVAC system in one project.

The majority of the control system is pneumatic that works with a basic 16 year old Honeywell DDC system through EP & PE switches. Some units are strictly controlled with DDC. The amount and type of control is directly related to the period of its

installation. The commands are not all consistent and trouble shooting a control issue can be as problematic as the issue itself.

The gas fired / evaporative cooler over the kitchen area has been condemned because of a cracked heat exchanger and rusted out pan in the evaporative cooler system. The cost of repair far outstrips the value of the unit due to its age and condition. The history of this unit is unclear but is believed to have been purchased used or moved from its original location during a remodel of the kitchen.

There are two hot water systems that heat this building. Each is isolated from the other and supply hot water to all three floors in their network. Each system's water is heated by one boiler the newer of the two is a 49 year old water tube atmospheric boiler and the oldest is an cast iron atmospheric sectional. Each one is at the end of their life with no back up.

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

Based on information gleaned from the CDE School assessment report the District believes the best solution is to remove the existing heating, ventilating and cooling systems with the possible exception of three newer air handlers that are currently in use with split system DX cooling and the existing hot water heat system.

After demolition the plan would call for installation of a boiler system with redundancy to operate as a lead lag system. Therefore, alternating the load between the boilers and circulating pumps to extend their operating life. This system would also provide the ability for the boilers to operate in unison during periods of abnormally high heating demand and each would be programmed to operate if the lead boiler fails.

Due to the proven varied heating and cooling load in this building we desire to incorporate the new boiler and chiller system with a four pipe heating and cooling system. We believe this type of system to be the most efficient way to meet the various needs of the building. The auxiliary gym where the two 36 year old gas fired furnaces would be replaced with new energy efficient gas fired furnaces is not included in the four pipe system.

With the possible exception of the three aforementioned air handlers and their ductwork all air handlers will be stationed on the ground. The units and exterior duct work will be enclosed for protection with materials that aesthetically match the existing structure. The cost of the integrated digital control system has been included in the fire alarm portion of this application.

This approach is initially more costly and poses challenges in the areas of enclosure, security and deflecting noise away from the building. However, once those issues are mastered the concept decreases noise / vibration transmission from the roof into the building, roof penetrations that are more likely to leak, the potential of damage from heavy items being dropped, roof traffic, roof repair and replacement cost. It will increase the likelihood of better maintenance to the units because of accessibility. No laughing matter is the better isolation from disease carrying pigeons with economical netting systems over the units on the ground. Roof top units can be "pigeon proofed" but pigeons will still roost nearby with the disease laden result of their accumulated droppings.

We know that the demolition of the current HVAC system and the installation of new will cause many disruptions to the building. One will be ceiling damage. In the gym this is a blessing in disguise. The existing ceiling in the gym has been a source for concern for several years. Maintenance has tried to repair it but there is little to attach it to and some tile has fallen but not hurt anyone, yet. We know that the hot water piping above this ceiling is one of the few remaining areas that were not abated in previous projects. We have included that Asbestos Abatement cost area in this section's cost. The cost to replace the gym ceiling and ceilings throughout the project that have to be replaced due to the new system installation or redesigned to cover the new ductwork and piping in areas that it is exposed are in this section's cost.

Existing lighting in the gym and in many locations throughout the school will have to be demolished and replaced due to the installation of the new HVAC system. This cost is included in this section.

Some of the existing fire sprinkler system will have to be reworked in areas where new ceiling is installed under exposed piping and ductwork. The remainder of the building that is not sprinkled will have to be brought to current fire code due to the remodeling of the HVAC system throughout the structure.

The 280 room windows, north curtain wall and south decorative window are not thermo pane or insulated. The upgrade of these windows is necessary to capitalize on the efficiencies gained by the new HVAC system. Cost of their demolition and replacement is included.

Drywall repair, plaster repair and painting costs are included. There will be many areas that will need repair due to the construction. The varying age and types of paint will make it extremely difficult to match paint in the many areas damaged by the construction resulting in much of the school being repainted.

**How Urgent is this Project:**

We have put forth a concerted effort over the past 5 years to repair and replace faulty components to this aging system. This process resembles trying to stop the bleeding from a wound that needs stitches with a band aid. We now have four units that are not operating because they are no longer supported by the manufacturer. Even though the frequency has decreased the freezing and breaking of wall and ceiling ventilator coils still occur with all the damage and concerns that follow.

An area of urgent concern that is a side bar in this application because it has to be removed and replaced due to the replacement of the MEP system above the gym is the ceiling. It is barely hanging on but one can't just tear it out because of the Asbestos abatement required above it. Then if one opens it up it would be foolish not to replace the MEP system.

Another area of critical concern is the boilers. Simply, no back up and they are getting older. A failure in the middle of the winter would be catastrophic.

**What is the Cost Associated with this Issue:** \$8,469,504

**How Does this Project Conform with the Construction Guidelines:**

The project in this Grant application will strive to improve Fort Lupton Middle School's conformance with the following Capital Construction Assistance Public Schools Facility Construction Guidelines:

Page 3 of 20 = 3.5 – 3.6 – 3.7 – 3.8

Page 4 of 20 = 3.9 – 3.10 – 3.11 – 3.12

Page 5 of 20 = 3.13 – 3.14

Page 17 of 20 =The project's goal will be to meet 5.1 and 5.1.1 within its scope.

Page 18 of 20 = 5.1.11 – 5.1.12 – 5.1.13 – The District has investigated and been involved with performance contracting and will continue to investigate it as noted in 5.1.14. Thee project will meet 5.1.15 – 5.1.17 – 5.1.19

Page 19 Of 20 = The District does participate in an energy management plan due to past performance contracting but there is room for improvement to fully meet 5.3. We practice 5.5 but continually need to strive improve in this area.

**How Does the Applicant Plan to Maintain this Project if it is Awarded:**

The District has contracted with mechanical contractors for the past 15 years to perform preventative maintenance on much of the District's mechanical systems. Equipment that is not under a PM contract by vendors is maintained by the District's Maintenance Technician in collaboration with the vendors.

Security and Fire alarm systems are under a service contracts, as well.

The District maintains a Repairs and Maintenance budget for each of its buildings to exculsively support preventative maintenance and repairs.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time. Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

Original Structure was built in 1932 by the School District, has been added on to and remodeled numerous times over the years as population grew and needs changed. Many building systems need to be upgraded or replaced.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

\$10,000

**CDE Comments:**

|  |                 |                                     |                 |
|--|-----------------|-------------------------------------|-----------------|
| <b>Funded FTE Count:</b>                                       | 2,072.00        | <b>Bonded Debt Approved:</b>        | \$12,200,000.00 |
| <b>Assessed Valuation:</b>                                     | 280966060       | <b>Year Bond Election Passed:</b>   | 01              |
| <b>PPAV:</b>   | \$135,601.00    | <b>Bonded Debt Failed:</b>          |                 |
| <b>Bonded Debt:</b>  | \$9,585,000.00  | <b>Year Bond Election Failed:</b>   |                 |
| <b>Total Bonding Capacity:</b>                                 | \$56,193,212.00 | <b>2010 Bond Election Results:</b>  | NA              |
| <b>% of Bonding Capacity Used:</b>                             | 17.00%          | <b>Median Household Income:</b>     | \$17,697.00     |
| <b>Bond Capacity Remaining:</b>                                | \$46,608,212.00 | <b>Free or Reduced Lunch %:</b>     | 63.67%          |
| <b>Existing Bond Mill Levy:</b>                                | 2.678           | <b>State Financial Watch:</b>       | No              |
| <b>Who Owns the Facility:</b>                                  | District        | <b>Charter School Fund Balance:</b> | NA              |
| <b>If it's a 3rd Party Explain:</b>                            |                 | <b>Charter Authorizer Letter:</b>   | No              |
|  |                 | <b>Charter 3 Month Notice:</b>      | No              |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No              | <b>Charter Chartered for 5 Yrs:</b> | No              |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                 | <b>Year Built:</b>                  | 1932            |

NA

|                                    |                       |                                    |                        |
|------------------------------------|-----------------------|------------------------------------|------------------------|
| <b>Current Grant Request:</b>      | <b>\$5,386,169.00</b> | <b>Affected Sq Ft:</b>             | 132,541.00             |
| <b>Current Applicant Match:</b>    | <b>\$4,588,218.00</b> | <b>Master Plan Completed:</b>      | No                     |
| <b>Current Total Project Cost:</b> | <b>\$9,974,387.00</b> | <b>CDE Minimum Match %:</b>        | 46                     |
| <b>Previous Grant Awards:</b>      | 0                     | <b>Actual Match % Provided:</b>    | 46                     |
| <b>Previous Matches:</b>           | 0                     | <b>Was a Waiver Required:</b>      | N/A                    |
| <b>Future Grant Requests:</b>      | 0                     | <b>Stutory Waiver:</b>             |                        |
| <b>Future Matches:</b>             | 0                     | <b>FCI:</b>                        | 61.57%                 |
| <b>Total for all Phases:</b>       | <b>\$9,067,625.00</b> | <b>CFI:</b>                        | 71.70%                 |
| <b>Cost Per Pupil:</b>             | <b>\$20,140.00</b>    | <b>Inflation:</b>                  | 2                      |
| <b>Cost Per Sq Ft:</b>             | <b>\$68.00</b>        | <b>Historical Significance:</b>    | Yes-Deemed Significant |
| <b>Red Flags for Discussion:</b>   | None                  | <b>Does this Qualify For HPCP:</b> | Required               |
| <b>Red Flags Explain:</b>          |                       |                                    |                        |

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## BYERS 32J - Byers ES/ Jr/Sr HS - PK-12 School Roof Replacement

### School Name: Byers ES/ Jr/Sr HS

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 92,574       |
| Replacement Value:           | \$22,954,547 |
| Condition Budget:            | \$6,637,728  |
| Total FCI:                   | 28.92%       |
| Energy Budget:               | \$32,401     |
| Suitability Budget:          | \$3,286,600  |
| Total RSLI:                  | 19%          |
| Total CFI:                   | 43.4%        |
| Condition Score: (60%)       | 3.45         |
| Energy Score: (0%)           | 2.64         |
| Suitability Score: (40%)     | 4.18         |
| School Score:                | 3.74         |



**Q#110.4** - The roof covering is in good condition. Score: 4

# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** BYERS 32J

**Sort Order #:** 125

**County:** ARAPAHOE

**Applicant Priority #:** 1

**Project Title:** PK-12 School Roof Replacement

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

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

The Byers School facility was built in 1974, and has experienced roof problems for years. While repairing common leaks is a solution for other facilities, the Byers School has roof systems where leaks cannot be repaired, pinpointed or remedied. The original 1974 facility has been updated and remodeled over the years to incorporate advanced educational learning systems inside. In 2001, the community passed a bond and built a \$3M addition to house the expanding elementary and high school programs.

The facility roofs were Flood and Gravel Built-Up type. In 1996, a Sprayed Polyurethane Foam (SPF) Roof was approved as the “fix-all” solution. This roof system can be effective in certain parts of the country, but has failed at Byers SD.

Byers SD engaged the services of two roof consultants to inspect the roofs and give opinions on its condition. Observations, inspections, moisture readings and core cuts were taken to validate the roofs findings provided. Here is an overview:

EPDM roof was installed in 2001 on the addition. Inspection of the EPDM roof shows numerous strikes from hail. In these areas, the gypsum substrate has lost its structural stability. The membrane was core-cut in areas of hail strikes; the gypsum protection is pulverized losing adhesion between the EPDM and this substrate. Once the adhesion is lost, wind damage can occur in the form of fluttering and severe uplift, creating a situation for roof blow-off.

The second system is the modified roofing system over two other roofs, violating IBC Code that permits only two roofs. The roof is also dead flat; extreme ponding is occurring and causing large splits in the membrane. Core cuts confirmed that an SPF roof is under the modified roof and the insulation of the first BUR roof was wet. Additional core cut confirmed water penetrating all roofs; entire tear-off is necessary. Water in the roof also shows evidence of mold spores growing in the roof/ceiling assembly.

The SPF roof system over the majority of the school has completely failed. There are numerous holes and cracks in the roof surface and moisture is trapped within the SPF. Water is being held in the roof between the original BUR and the SPF roof. The SPF roofs have varying degrees of hail damage because of their age and thickness of the coating applied. The roof deck above the cafeteria shows the most damage; 110 hail strikes were counted in a 10' x 10' area. These strikes have created holes in the foam where water is entering the assembly. Trapped moisture has already caused mold spores to grow in the roof system, which enters the facility through drain penetrations, holes and seams in the metal deck, expansion joints and the parapet wall/deck connections. If the current system is not replaced immediately, moisture will accelerate the growth of mold spores increasing damage of the existing building construction.

All of these roofs are holding an incredible amount of water within these systems; core-cuts and moisture readings show evidence of this. Another major concern is the metal deck under these roofs has experienced rust from the years of water being trapped in the roofing system. The risk of roof failure will increase with continued metal deck rusting from water trapped in the system combined with a large snow load.

The school experiences 30-independent roof leaks scattered throughout the building after a measurable rainfall or snow melt; the sheer lack of measurable moisture this year has been a benefit. Three types of failed roof systems are on this facility and based on the roof inspections; the roofing systems need to be replaced immediately to prevent further damage and possible roof collapse.

A full tear off and new roofing system will bring the school in compliance with building code, increase Energy efficiency and provide the school with the longest lasting, hail resistant roofing system available.

**Issue:** Roof

### Deficiencies Associated with this Issue:

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



- All the fifteen roof planes are currently compromised by age or poor design and can no longer adequately protect the building occupants and equipment as necessary.
- Most of the roof areas have 2-roofing systems on the roof; some have three-roofing systems. The proper installation of new roofing will require full tear off of the assemblies down to the roof decking structure. Re-roofing or applying a third roofing application is not permitted by the Building Code.
- Many of the roof areas lack adequate slope to shed water and snow from surface to drains.
- Hail strikes and structural movement have resulted in failure of the roofing surface's water resistance ability. Areas surveyed identified over 110 strikes/ square (100 SF). Many of the hail strikes are small and could be overlooked for repair. The SPF design was not appropriate for intense regional weather typical of this geographic area.
- There are numerous areas of membrane fracture (from thermal or structural movement) in addition to the hail strikes. Many were improperly installed and are not capable of protecting the building from regionally intense hail storms that impact and damage the material's surface
- Areas sprayed with SPF have deteriorated, leaving structure exposed.
- Moisture intrusion of the roofing assembly may lead to mold growth within the building environment.

**Proposed Solution to Address the Deficiencies Listed Above:**

All roofing assemblies will be removed and structure will be inspected. Rust or damaged decking will be evaluated and replaced if necessary. The majority of the roofs on the school presently have no insulation. The new roofing system will obtain all insulation values and meet or exceed IBC and IECC Code. The system also contains a recycled content of 33% and contributes to two LEED categories. The modified roofing system with flood and gravel coating provides 330 Mills of thickness with redundant layers of waterproofing. The flood and gravel surfacing provides protection from the harsh eastern Colorado weather and the many hail storms that pummel the school. The proposed roofing system protects and warrants the building for a minimum of 30-years and provides performance characteristics of 40 years; meeting and exceeding both the requirements of published NRCA guidelines, IBC, IECC and aligning with CDE's philosophy of long lasting systems. Engineering, shop drawings, wind and drainage calculations, and taper designs will be completed and include engineering stamps.

**How Urgent is this Project:**

The roofing areas have degraded beyond a level of preventative maintenance and repair. In addition, there are roof areas that lack positive drainage slope. Every storm, water enters the building, which disrupts educational activities, damages property, increases mold-spore generation, and has likely compromised the building structure. The district is severely concerned about possible roof collapse from the trapped moisture, which based on visible rusting of the metal decks, will cause complete roof failure if not addressed. The health and safety of students and faculty is constantly a concern. The school district is prepared to act immediately if funds are awarded.

**What is the Cost Associated with this Issue:** \$1,520,949.00

**How Does this Project Conform with the Construction Guidelines:**

Our grant request proposes to return the existing construction back to PSCG conformity under Sections 1.2.1, 1.2.4, 3.1, 3.2, 3.2.1, 3.2.1.8, 3.12, 6.1 and 6.3.

Sec. 1.2.1 The Byers ES / Jr/Sr HS structure ("the structure")has several deficiencies applicable to the health, safety and environmental codes and standards as required by state and federal law. Significant water intrusion, maintenance of structural integrity and ability to maintain high Indoor Air Quality are all significant areas of concern.

Sec. 1.2.4 The structure has many areas of the building envelop that do not meet thermal/energy efficiency performance standards. Water intrusion has compromised the thermal benefit of the roofing insulation and said insulation must be replaced.

Sec. 3.1 A significant portion of the structure is not adequately protected by a sound, functioning roofing envelop. Areas of metal roof decking and composite cementitious roof decking have been subjected to significant and repetitive moisture intrusion. There is evidence of rust and potential design compromise in the structure that must be addressed.

Sec. 3.2 Many areas within the structure do not have a weather tight roofing system. Aged, deteriorated and poorly designed roofing assemblies allow for significant, repetitive moisture intrusion into the building, and compromise the intended protection of its building occupants and property. Many roofing areas lack proper drainage slope and drainage support. The roofing envelop is in poor condition throughout.

Sec. 3.2.1.1 New roofing assemblies will be designed and installed for the structure that will protect the building's occupants and property within. All existing roofing assemblies will be removed and replaced, including additional slope and drainage structure (where necessary). Said roofing will protect the building for a minimum of 30-years that would meet/exceed the requirements of published NRCA guidelines and building code requirements.

Sec. 3.2.1.8 All sprayed polyurethane foam (SPF) roofing assemblies will be removed. These roof coverings were improperly

installed and are not capable of protecting the building from regionally intense hail storms that impact and damage the material's surface. Investigation indicated that several roofing areas contain more than 110 hail strikes per square(100 SF).

Sec. 3.12 Replacement of the several roofing planes will warrant the renovation of several existing mechanical equipment positions. Upon completion all roof equipment will be adequately curb supported and flashed to protect the water resistive integrity of the curb flashing.

Sec. 6.1 The replacement improvements of the roofing assemblies will continue to extend the service life of the Byers ES / Jr/Sr HS structure; a vital element of this rural community's infrastructure.

Sec. 6.3 The replacement improvements of the roofing assemblies will produce a more energy efficient building and achieve building code compliance. Such efforts will without doubt, improve/correct many of the present health and safety deficiencies present within the structure.

**How Does the Applicant Plan to Maintain this Project if it is Awarded:**

The Byers SD will contribute \$7500. annually to the District's Capital Fund for future roofing replacement. The performance life of the recommended roof system is typically 40-years with a minimum water-tight warranty of 30 years issued by the manufacturer. At that end of the roofs performance life, a complete restoration vs. replacement of the original system can be completed. This can extend the school roofing warranty for an additional 10 years of water-tight warranty protection at a fraction the cost of a new roof (typically 25% of new cost). Typical restorations have a performance life of 20 additional years.

The roofing solution recommended provides the highest performing wind and hail protection available. The manufacturer will provide bi-annual inspections of the completed roofing assembly, make any repairs necessary for those first 30-years, and provide 24-hour leak response (if one should occur).

The roofing manufacturer will be asked to provide pro-active maintenance seminars and on-site training of the District staff. The District staff will be provided a manufacturers' Maintenance Manual which will be located on-site. The manufacturer will be available to train new staff members for roof inspections during the full 30 years.

The Byers SD maintenance director will periodically and systematically perform visual inspections of the roof conditions within our facility in detail and will (as necessary) recommend repair/maintenance of these systems to be performed.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time. Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

The Byers SD facility was built in 1974 with a major addition constructed in 2001 and houses Pre K-12. The facility has been updated and remodeled over the years to incorporate advanced educational learning systems inside. The exterior of the building is solid construction of brick and concrete block. The roof replacement request applies to the entire facility.

The school district roofs no longer provide adequate waterproofing and thermal protection to the building envelope, its occupants and equipment within.

The roofing areas have degraded beyond a level of preventative maintenance and repair. The district attempted to restore the majority of the roofs with Sprayed Polyurethane Foam roofing in 1998. This system was sold as a "fix-all" roof. The district realizes now that this application merely trapped moisture in the roofing assembly and accelerated degradation of all the systems. In addition, there are roof areas that lack positive drainage slope. Moisture regularly enters the building, which disrupts educational activities, damages property, increases mold-spore generation, and has likely compromised the building structure. The district is severely concerned about possible roof collapse from the trapped moisture, which based on visible rusting of the metal decks, will cause complete roof failure if not addressed.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

\$7,500.00

**CDE Comments:**

THIS PROJECT COULD BE DIFFICULT TO FINANCE DUE TO FINDING COLLATRAL FOR A ROOF.

**Funded FTE Count:** 424.00  
**Assessed Valuation:** 39522500  
**PPAV:** \$93,323.00  
**Bonded Debt:** \$2,005,000.00  
**Total Bonding Capacity:** \$7,904,500.00  
**% of Bonding Capacity Used:** 25.00%  
**Bond Capacity Remaining:** \$5,899,500.00  
**Existing Bond Mill Levy:** 8.5  
**Who Owns the Facility:** District  
**If it's a 3rd Party Explain:**  
 NA  
**Is the Facility in a Lease Purchase Agreement:** No  
**If a Charter School, Where will the Facility Revert To:**  
 NA

**Bonded Debt Approved:**  
**Year Bond Election Passed:**  
**Bonded Debt Failed:**  
**Year Bond Election Failed:**  
**2010 Bond Election Results:** NA  
**Median Household Income:** \$19,213.00  
**Free or Reduced Lunch %:** 40.27%  
**State Financial Watch:** No  
**Charter School Fund Balance:** NA  
**Charter Authorizer Letter:** No  
**Charter 3 Month Notice:** No  
**Charter Chartered for 5 Yrs:** No  
**Year Built:** 1980

**Current Grant Request:** \$980,502.00  
**Current Applicant Match:** \$905,078.00  
**Current Total Project Cost:** \$1,885,580.00  
**Previous Grant Awards:** 0  
**Previous Matches:** 0  
**Future Grant Requests:** 0  
**Future Matches:** 0  
**Total for all Phases:** \$1,714,164.00  
**Cost Per Pupil:** \$3,377.00  
**Cost Per Sq Ft:** \$15.00  
**Red Flags for Discussion:** None  
**Red Flags Explain:**

**Affected Sq Ft:** 107,225.00  
**Master Plan Completed:** No  
**CDE Minimum Match %:** 48  
**Actual Match % Provided:** 48  
**Was a Waiver Required:** N/A  
**Stautory Waiver:**  
**FCI:** 28.92%  
**CFI:** 43.40%  
**Inflation:** 1  
**Historical Significance:** NA  
**Does this Qualify For HPCP:** Not Required

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## PLATEAU RE-5 - Peetz Pre-K-12 - PK-12 Fire Alarm, HVAC, and Security Project

### School Name: Peetz Pre-K-12

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 67,198       |
| Replacement Value:           | \$15,016,553 |
| Condition Budget:            | \$5,232,766  |
| Total FCI:                   | 34.85%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$3,349,800  |
| Total RSLI:                  | 32%          |
| Total CFI:                   | 57.2%        |
| Condition Score: (60%)       | 2.90         |
| Energy Score: (0%)           | 2.60         |
| Suitability Score: (40%)     | 4.02         |
| School Score:                | 3.35         |



**Q#87-** The fire alarm system is working properly and meets guidelines but showing signs of age. Score: 3 **Q#87.2-** The alarm system has been replaced recently. The system is addressable. The system may require upgrades within the next ten years. Score: 4 **Q#125.1 -** AGREE: There is restricted access at secondary entrances and controlled access at the building main entrance as recommended in the guidelines. Score: 5 **Q#125.2 -** AGREE: The facility is designed so that supervision is enhanced through proper sightlines or video cameras, few or no "hiding areas", good visibility both inside and outside the building, and visual access to appropriate areas. Score: 5

# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** PLATEAU RE-5

**Sort Order #:** 125

**County:** LOGAN

**Applicant Priority #:** 1

**Project Title:** PK-12 Fire Alarm, HVAC, and Security Project

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

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

The affected facility is a single building K-12 facility. Particular areas of concern with respect to current mechanical (HVAC) and electrical systems include student health from poor indoor thermal comfort and air quality, excessive CO2 levels in classroom spaces that are well beyond international mechanical code and ASHRAE standards (e.g. measured 1,500+ parts per million/PPM above ambient level of 530 PPM during heating and cooling seasons) which compromises student learning due to reduced oxygen levels; interior spaces (no operable windows) that are required by code to have mechanical ventilation -- mechanical ventilation systems that have failed and no longer are capable of providing ventilation (outside air) during the heating season; fire alarm system strobe lights that do not meet fire code; unsecured building access through the front and rear main doors that cannot be monitored by staff and places student, faculty and staff at risk from unwanted unauthorized visitors/intruders. The BEST cash grant combined with a District cap reserve cash contribution and a 3rd party tax exempt municipal lease that will be repaid with current mill levy funds and guaranteed savings, will provide the supplemental funding to accomplish all of these very much needed health/life safety improvements.

**Issue:** Fire Alarm

### Deficiencies Associated with this Issue:

The current fire alarm system strobe lighting configuration and quantity does not meet current State and local fire department requirements for visual annunciation of fire alarm conditions throughout the school. Line item 934 in "Attachment A – Fire Inspector Report" identifies a requirement to add strobe lights in all restrooms. "Attachment B – Fire Zones & Devices" shows the location of current devices. Section 3.5. of the CAPITAL CONSTRUCTION ASSISTANCE PUBLIC SCHOOLS FACILITY CONSTRUCTION GUIDELINES states that "A building fire alarm and duress notification system in all school facilities designed in accordance with State and Local fire department requirements." The current configuration does meet this requirement or intent. It should also be noted that any modifications to the existing system to meet this requirement must include assurances that the revised configuration and addition of annunciation devices meets all applicable codes and standards and does not compromise the UL system listing for the current fire alarm system.

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

Re-engineer fire alarm annunciation system for reconfiguration and addition of fire alarm strobe lights to meet all applicable State and local fire department codes and standards. Install, connect and commission system additions to ensure compliance and to ensure that the modified system maintains the UL system listing for the current fire alarm system.

### How Urgent is this Project:

Need is immediate based on guidance from the authority having jurisdiction (local fire marshal); however, an extension to the time to complete requirement can be obtained if there is a formal plan to implement the improvements. This work can be completed during the fall 2011/2012 school year subsequent to the BEST grant award cycle.

**What is the Cost Associated with this Issue:** \$28,631

**Issue:** HVAC

### Deficiencies Associated with this Issue:

There are several serious HVAC deficiencies that are affecting student health, indoor air quality and reliability of HVAC systems. 1. At the top of the list of current HVAC deficiencies is the lack of mechanical ventilation in exterior classroom spaces. These areas are currently served by baseboard hot water fin-tube radiation for heating and ductless Fujitsu split system air conditioning units. As expected, exterior windows are left closed during peak heating and air conditioning times resulting in measured CO2 levels that are significantly above ASHRAE, International Mechanical/IMC and International Energy Conservation Code/IECC limits of no more than 500 parts per million/ PPM above ambient (outside) air. Classroom measurements during occupied periods were in excess of 1,500 PPM greater than outdoor air. The high presence of CO2 is indicative of low O2 levels which results in reduced brain functioning (= lower student achievement) and respiratory function. In addition, the lack of mechanical ventilation and proper

filtration of indoor air results in higher than desired levels of allergens, airborne contaminants (e.g. airborne infectious micro-organisms) and resulting respiratory problems, allergic reactions and spreading of illnesses (&#61664; increased absenteeism).

2. A second issue/concern with respect to HVAC is the failure of mechanical ventilation systems serving interior spaces that do not have operable windows or any other way to introduce ventilation into these spaces. Affected areas include restrooms, classrooms and office spaces. Similar to the classrooms, the lack of ventilation results in high CO2 levels, low O2 levels and inadequate ventilation and filtering of airborne contaminants.

3. A third area of concern is the cross-zoning of HVAC in the recently remodeled library & computer space and (2) elementary rooms resulting in significant disruption of comfort in areas that do not have their own thermostatically controlled systems.

4. A fourth area of concern for HVAC systems is the inadequate heating and ventilating system in the kitchen and cafeteria area. The system as presently configured does not provide adequate heating to prevent pipe freeze-ups in exterior walls and to maintain adequate heating temperatures. In addition, the supply air registers discharge directly above the serving line food area – not a best practice in terms of food safety and potentially contaminating food with inadequately filtered HVAC supply air.

**Proposed Solution to Address the Deficiencies Listed Above:**

1. Resolution of classroom ventilation issues will be addressed with the addition of rooftop HVAC systems with integral economizers, demand-based ventilation control and integration of the baseboard fin tube hot water radiation heating into a new control system.
2. Replacement of the interior zone energy recovery ventilator failures and lack of mechanical ventilation during the heating season will involve the replacement of these systems with new energy efficient ventilation systems, proper freeze protection and new controls.
3. Elimination of the cross-zoning HVAC problems in the recently remodeled library & computer space and (2) elementary rooms will include the addition of new rooftop HVAC and separation of ductwork supply, return and exhaust systems.
4. Resolution of the HVAC and freeze-up problems in the cafeteria & kitchen areas will include the addition of hot water fin-tube radiation and reconfiguration of the ductwork away from the serving line.

**How Urgent is this Project:**

Urgency for each of the measures in order of priority is outlined below. The District is of the opinion that, although all of these measures are critical health/life safety needs, that it would be acceptable to begin the work during the fall 2011/2012 school year subsequent to the BEST grant award cycle.

1. Resolution of classroom ventilation issues
2. Replacement of the interior zone energy recovery ventilators
3. Elimination of the cross-zoning HVAC problems in the recently remodeled library & computer space and (2) elementary rooms
4. Resolution of the HVAC and freeze-up problems in the cafeteria & kitchen areas

**What is the Cost Associated with this Issue:**        \$817,173

**Issue:** Security

**Deficiencies Associated with this Issue:**

The main entry points into the school facility (front east facing doors/vestibule and hallway and east facing doors into the student parking lot) are not visible to staff and, as a result, present a serious security/safety risk to the students, faculty and staff. Section 3.9 of the CAPITAL CONSTRUCTION ASSISTANCE PUBLIC SCHOOLS FACILITY CONSTRUCTION GUIDELINES states that “secured facilities including a main entrance and signage directing visitors to the main entrance door (should be provided). The main entrance walking traffic should flow past the main office area and be visibly monitored from the office either directly or via a video camera system. All other exterior entrances shall be locked and have controlled access.”

**Proposed Solution to Address the Deficiencies Listed Above:**

Modify the front entrance and adjacent school office space to create an entry/exit path that will direct all people traffic past a front desk in the front office that is staffed by school personnel. Add automatic door locking hardware, an external digital video monitoring system and remote monitoring and access control that will allow staff to control building entry from a remote location in the event that the front desk is unoccupied. Add similar door locking hardware and security monitoring devices to the east facing entry doors to allow for secured access control to the building.

**How Urgent is this Project:**

There is an immediate and present security risk to students, faculty and staff that should ideally be addressed as soon as funds are available to accomplish this. It is anticipated that this work can be completed during the fall 2011/2012 school year subsequent to the BEST grant award cycle.

**What is the Cost Associated with this Issue:**        \$79,212

**How Does this Project Conform with the Construction Guidelines:**

All of the itemized improvements are currently out of compliance with the Public Schools Construction Guidelines as outlined below. All of the solutions described herein will comply/conform with the associated CCAB guidelines on a go-forward basis and as described in the referenced CCAB guidelines document:



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

1. Current fire alarm deficiencies are covered in the CCAB guidelines –
- 3.5. A building fire alarm and duress notification system in all school facilities designed in accordance with State and Local fire department requirements.
2. HVAC deficiencies and guidelines for making needed improvements are addressed in CCAB guidelines in several areas –
- 3.11. A safe and efficient mechanical system that provides proper ventilation, and maintains the building temperature and relative humidity in accordance with the most current version of ASHRAE 55. The mechanical system shall be designed, maintained and installed utilizing current State and Federal building codes.
- 3.12. Healthy building indoor air quality (IAQ) through the use of the mechanical HVAC systems or operable windows and by reducing outside air and water infiltration with a tight building envelope.
- 3.14. Food preparation and associated facilities equipped and maintained to provide sanitary facilities for the preparation, distribution, and storage of food as required by Colorado Retail Food Establishment Rules and Regulations 6 CCR 1010-2.
- 3.15. Safe laboratories, shops and other areas storing paints or chemicals that complying with CDPHE 6CCR 1010-6 “Rules Governing Schools.”
3. Security improvements are needed to protect student safety and are addressed in the following area of the CCAB guidelines –
- 3.9. Secured facilities including a main entrance and signage directing visitors to the main entrance door. The main entrance walking traffic should flow past the main office area and be visibly monitored from the office either directly or via a video camera system. All other exterior entrances shall be locked and have controlled access.

**How Does the Applicant Plan to Maintain this Project if it is Awarded:**

(The financial plan is in the process of being prepared by Honeywell under the energy performance contracting plan and will include life-cycle operations and maintenance planning, resource allocation and line item costs for preventive maintenance, depreciation, repairs and capital renewal. This will be provided as part of the BEST grant submittal).

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time. Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

This application is for the renovation of HVAC systems that are beyond their effective/useful life, are failing and do not meet standards for indoor environmental health. The original campus was constructed in 1945. There have been additions in 1957, 1997 and 2004. CDE report #8427 outlines the condition and adequacy data collected during the fiscal year 2009 “Statewide Financial Assistance Priority Assessment.” The detailed condition and deficiency statements were contained in the CDE report but did not specifically identify deficiencies noted by Honeywell and the District subsequent to the preparation of the CDE narrative and report. It is the District's and Honeywell's intent to provide updates to the CDE report to reflect these findings.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

na

**CDE Comments:**

THIS PROJECT WILL UTILIZE PERFORMANCE CONTRACT FINANCING IN CONJUNCTION WITH A BEST GRANT, SO IT IS RECOMMENDED THAT THIS PROJECT BE FUNDED THROUGH A CASH GRANT.

|  |                 |                                     |             |
|--|-----------------|-------------------------------------|-------------|
| <b>Funded FTE Count:</b>                                       | 151.00          | <b>Bonded Debt Approved:</b>        |             |
| <b>Assessed Valuation:</b>                                     | 58194460        | <b>Year Bond Election Passed:</b>   |             |
| <b>PPAV:</b>   | \$384,884.00    | <b>Bonded Debt Failed:</b>          |             |
| <b>Bonded Debt:</b>  | \$0.00          | <b>Year Bond Election Failed:</b>   |             |
| <b>Total Bonding Capacity:</b>                                 | \$11,638,892.00 | <b>2010 Bond Election Results:</b>  | NA          |
| <b>% of Bonding Capacity Used:</b>                             | 0.00%           | <b>Median Household Income:</b>     | \$16,006.00 |
| <b>Bond Capacity Remaining:</b>                                | \$11,638,892.00 | <b>Free or Reduced Lunch %:</b>     | 40.67%      |
| <b>Existing Bond Mill Levy:</b>                                | 0               | <b>State Financial Watch:</b>       | No          |
| <b>Who Owns the Facility:</b>                                  | District        | <b>Charter School Fund Balance:</b> | NA          |
| <b>If it's a 3rd Party Explain:</b>                            |                 | <b>Charter Authorizer Letter:</b>   | No          |
|  |                 | <b>Charter 3 Month Notice:</b>      | No          |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No              | <b>Charter Chartered for 5 Yrs:</b> | No          |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                 | <b>Year Built:</b>                  | 1945        |

N/A

|                                    |                       |                                    |                       |
|------------------------------------|-----------------------|------------------------------------|-----------------------|
| <b>Current Grant Request:</b>      | <b>\$439,549.00</b>   | <b>Affected Sq Ft:</b>             | 67,198.00             |
| <b>Current Applicant Match:</b>    | <b>\$687,499.00</b>   | <b>Master Plan Completed:</b>      | No                    |
| <b>Current Total Project Cost:</b> | <b>\$1,127,048.00</b> | <b>CDE Minimum Match %:</b>        | 61                    |
| <b>Previous Grant Awards:</b>      | 0                     | <b>Actual Match % Provided:</b>    | 61                    |
| <b>Previous Matches:</b>           | 0                     | <b>Was a Waiver Required:</b>      | N/A                   |
| <b>Future Grant Requests:</b>      | 0                     | <b>Stautory Waiver:</b>            |                       |
| <b>Future Matches:</b>             | 0                     | <b>FCI:</b>                        | 34.85%                |
| <b>Total for all Phases:</b>       | <b>\$1,024,589.00</b> | <b>CFI:</b>                        | 57.20%                |
| <b>Cost Per Pupil:</b>             | <b>\$5,771.00</b>     | <b>Inflation:</b>                  | 3                     |
| <b>Cost Per Sq Ft:</b>             | <b>\$15.00</b>        | <b>Historical Significance:</b>    | Yes-Granted Exemption |
| <b>Red Flags for Discussion:</b>   | None                  | <b>Does this Qualify For HPCP:</b> | Not Required          |
| <b>Red Flags Explain:</b>          |                       |                                    |                       |

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## ADAMS 14 - Adams City MS - JrHS Roof Replacement

### School Name: Adams City MS

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 2            |
| All or Portion built by WPA: |              |
| Gross Area (SF):             | 98,900       |
| Replacement Value:           | \$26,076,860 |
| Condition Budget:            | \$10,187,993 |
| Total FCI:                   | 39.07%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$6,021,400  |
| Total RSLI:                  | 48%          |
| Total CFI:                   | 62.2%        |
| Condition Score: (60%)       | 3.19         |
| Energy Score: (0%)           | 2.98         |
| Suitability Score: (40%)     | 4.06         |
| School Score:                | 3.54         |



**Q#110.4** - The roof covering is in poor condition with reported leaks. Score: 2

# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** ADAMS 14

**Sort Order #:** 124

**County:** ADAMS

**Applicant Priority #:** 1

**Project Title:** JrHS Roof Replacement

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

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

Bisected by industry and busy roadways, Commerce City is an industrialized, working-class community that often struggles to obtain basic necessities. Nestled within Commerce City, Adams County School District 14 (Adams 14) is a high-poverty school district that serves more than 7,500 students annually, from families with incomes 25 percent below the poverty line. Eligibility for free and reduced lunches includes 83.6 percent of students, and 81.73 percent of students are Hispanic, with 55.09 percent identifying Spanish or another language as their primary language. There is also a 32.6 percent mobility rate amongst students, and nearly 10 percent of the students in the District are classified as homeless.

The students in Adams 14 have incredible obstacles in place that serve as barriers to their success. Home/life situations are not typically ideal in Adams 14 – thus resulting in school being students’ consistent home away from home. The schools in the District provide many consistencies that are often absent at home – including free breakfast in the classroom each day for all students, before and after school tutoring and enrichment opportunities, caring teachers and safe buildings in which to learn and thrive.

However, the majority of school buildings in Adams 14 were built more than 50 years ago – and because of lean budgets and ongoing cuts, the District has had to resort to structural “quick fixes” that clearly won’t stand the test of time.

Student safety is the first and foremost goal of the District – yet budget restraints won’t accommodate the execution of considerable projects like roof replacements.

Adams City Middle School (ACMS) was built in 1956 and nearly 700 students access it each day to learn and grow. The assessment report by the Colorado Department of Education (CDE) reveals that the ACMS roofing system has aged beyond expected life, and is not meeting its intended performance under the guidelines. While the system is in place, it is recommended to be replaced due to probable increased conditions, high costs associated with repairs and the potential for failure of its components. What this means to the children at ACMS is that there are undeniable, potential dangers associated with the current roof.

Due to budgetary reasons, the roofing systems at ACMS (wings) were all installed at different times – one wing in 1977, two in 1979, one in 1982, two in 1983, one in 1986, one in 1991 and one in 1995. Each of the roof installations at ACMS has a 20-year life expectancy, with the most recent installation expiring this year. Adams 14 has been forced to stretch the life of every dollar and resource, but doesn’t want to take a chance with the health and well-being of its students. The District fully concurs with CDE’s recommendation to replace the roofing system.

Per the CDE’s assessment report, there are several additional deficiency repairs that need to be addressed in addition to the roof. However, the roofing takes up the largest percentage of need, and any additional deficiency repairs would be damaged in the event of a roof failure. The ACMS building envelope – exterior walls, doors, windows and roofing – must be repaired first, or all cosmetic and interior repairs would be a waste of BEST funds and community tax dollars.

**Issue:** Roof

### Deficiencies Associated with this Issue:

ACMS is 96,900 square feet, and the roofing system is constantly in need of repair. The District is stuck in a very ineffective cycle in terms of roofing repairs – as soon as a repair is made to a specific part of the ACMS roof, the water moves to another area where the system is compromised. The walls and ceiling tiles suffer from continued water damage, and are replaced as roof leaks are repaired. There is constant, Districtwide anxiety around wet ceiling tiles falling and causing serious injury to a student.

Additionally, there has been damage to vital equipment when new leaks appear and staff is not present to report the damage. Once the damage is identified, ACMS staff will remove the equipment and replace it with a bucket or trash can to collect water from the leak. This is an obtrusive and disruptive option for teachers at ACMS, one which creates distractions from classroom instruction.

With each day, the roof at ACMS assumes increased moisture damage, which infiltrates the school structure – thus creating unavoidable, future mold and air quality issues.

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

The solution to the problem described above is clear – but certainly out of the District’s reach without financial support. ACMS needs a replaced roofing system with a new white, fully adhered TPO and /or PVC R30 system, including:

- Mobilization
- Demolition
- 2" ISO. Foam Installation. BD.
- 2.5" ISO. Foam Installation BD.
- Tapered Insulation (15%)
- 1/2" Wood Fiber Insulation
- 60 MIL TPO Membrane
- Adhesives
- Wall Base Flashing
- Coping Cap/Counterflash
- Expansion Joints
- Mechanical Curbs
- AC Flashings
- Scupper Flashings
- Drain Flashing
- Small Flashing
- Underlayment Felt
- Sheet Metal Roofing
- Roof Flashing
- 20+ year warranty

The project will be overseen by Roofing Constants/Owner representative.

- Project design and scope
- Oil and Public safety permitting
- Construction documents
- Construction administration
- Assist with competitive bidding process
- Assist with bid evaluation
- Assist with punch list and warranty issues

#### **How Urgent is this Project:**

There is clearly tangible evidence that speaks to the urgency of the replacement of the ACMS roofing system. As noted above, the roof has already served far beyond its service life – and the ongoing “quick fixes” are not sustainable strategies to protect the District’s most valued resource – its students. With funding through BEST, the District could replace the roof system at ACMS, which would free up current funds (used to complete quick fix repairs) that could be used to increase the annual Districtwide roof replacement budget. BEST funding would enhance the District’s roofing replacement program cycle, and allow for accelerated replacement programs.

**What is the Cost Associated with this Issue:**      \$1,296,000

#### **How Does this Project Conform with the Construction Guidelines:**

The Colorado Public School Facility Construction Guidelines clearly identify ACMS as a top selection for capital construction needs and financial assistance. ACMS does not meet the guidelines outlined under the assessment. There are several guidelines not currently being met in Adams 14 – including the promotion of safe and healthy facilities, which includes protecting students from life, safety and health threats. The roofing system is antiquated, leaking and has serviced Adams 14 far past its life expectancy.

ACMS does not meet guideline 3.1 – Sound Building structure system. Each building should be constructed and maintained with a sound structure foundation, floor, wall and roof system. Local snow, wind, exposure, seismic, along with pertaining importance factors shall be considered. ACMS also does not meet guideline 3.2 – A weather tight roof that drains water positively off the roof, and discharges the water off and away from the building.

The asphalt BUR systems are old and oxidation deterioration is evident across all of the deck areas. This has led to some flashing splitting at the perimeter and general deterioration of the base flashing systems. The modified bitumen and EPDM roofs are also

showing signs of nearing the ends of their service lives.

**How Does the Applicant Plan to Maintain this Project if it is Awarded:**

Adams 14 is committed to the allocation of funds for support of the District’s roofing replacement cycle. The Board of Education and District administration recognize that keeping school roofs safe and free from water damage is mandatory. They understand that a leaky roof is not just a structural issue, it’s an issue that affects classrooms as well as students’ ability to learn uninterrupted. This is why Adams 14 budgets \$270,000 annually for the District’s roofing replacement program. Another \$35,000 is allocated annually for emergency roof repair, and for the District’s preventative roofing maintenance program that consists of weekly roof inspections by custodial staff, and monthly inspections by maintenance technicians.

BEST funding would support the enhancement of Adams 14’s current programs, and serve as the catalyst to accelerate its replacement cycle. Most District roofs were replaced around the same time, and have life cycles of around 20 to 30 years. By replacing roofs more strategically through BEST funding, the District will reduce its chances of having to replace every single roof in Adams 14 at once. Adams 14 has also analyzed its Districtwide roof plan, and cross-referenced roof conditions and ages against the facility master plan. Adams 14 has diligently prepared to ensure that not a single dime of BEST funds and tax dollars would be wasted – as the District has not requested funding for roofing at the school slated for future replacement. Adams 14 is committed to funding the District’s 11 percent match, and will not ask the taxpayers for additional funding.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time, Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

Adams City Middle School was constructed new at the time of purchase in 1956.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

\$270,000 annual capital reserve allocations and \$35,00

**CDE Comments:**

|  |                  |                                     |                 |
|--|------------------|-------------------------------------|-----------------|
| <b>Funded FTE Count:</b>                                       | 6,744.00         | <b>Bonded Debt Approved:</b>        | \$78,000,000.00 |
| <b>Assessed Valuation:</b>                                     | 562682490        | <b>Year Bond Election Passed:</b>   | 06              |
| <b>PPAV:</b>   | \$83,432.00      | <b>Bonded Debt Failed:</b>          | \$98.610.000.00 |
| <b>Bonded Debt:</b>  | \$91,130,000.00  | <b>Year Bond Election Failed:</b>   | 02, 03          |
| <b>Total Bonding Capacity:</b>                                 | \$112,536,498.00 | <b>2010 Bond Election Results:</b>  | NA              |
| <b>% of Bonding Capacity Used:</b>                             | 81.00%           | <b>Median Household Income:</b>     | \$14,008.00     |
| <b>Bond Capacity Remaining:</b>                                | \$21,406,498.00  | <b>Free or Reduced Lunch %:</b>     | 83.25%          |
| <b>Existing Bond Mill Levy:</b>                                | 11.475           | <b>State Financial Watch:</b>       | No              |
| <b>Who Owns the Facility:</b>                                  | District         | <b>Charter School Fund Balance:</b> | NA              |
| <b>If it's a 3rd Party Explain:</b>                            |                  | <b>Charter Authorizer Letter:</b>   | No              |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No               | <b>Charter 3 Month Notice:</b>      | No              |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                  | <b>Charter Chartered for 5 Yrs:</b> | No              |
|  |                  | <b>Year Built:</b>                  | 1959            |
|  |                  |                                     |                 |

|                                    |                       |                                    |                       |
|------------------------------------|-----------------------|------------------------------------|-----------------------|
| <b>Current Grant Request:</b>      | <b>\$1,420,677.00</b> | <b>Affected Sq Ft:</b>             | 96,900.00             |
| <b>Current Applicant Match:</b>    | <b>\$175,589.00</b>   | <b>Master Plan Completed:</b>      | Yes                   |
| <b>Current Total Project Cost:</b> | <b>\$1,596,266.00</b> | <b>CDE Minimum Match %:</b>        | 11                    |
| <b>Previous Grant Awards:</b>      | 0                     | <b>Actual Match % Provided:</b>    | 11                    |
| <b>Previous Matches:</b>           | 0                     | <b>Was a Waiver Required:</b>      | N/A                   |
| <b>Future Grant Requests:</b>      | 0                     | <b>Stautory Waiver:</b>            |                       |
| <b>Future Matches:</b>             | 0                     | <b>FCI:</b>                        | 39.07%                |
| <b>Total for all Phases:</b>       | <b>\$1,451,151.00</b> | <b>CFI:</b>                        | 62.20%                |
| <b>Cost Per Pupil:</b>             | <b>\$2,037.00</b>     | <b>Inflation:</b>                  | 5                     |
| <b>Cost Per Sq Ft:</b>             | <b>\$14.00</b>        | <b>Historical Significance:</b>    | Yes-Granted Exemption |
| <b>Red Flags for Discussion:</b>   | None                  | <b>Does this Qualify For HPCP:</b> | Not Required          |
| <b>Red Flags Explain:</b>          |                       |                                    |                       |



# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## ADAMS 14 - Central ES - ES Roof Replacement

### School Name: Central ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 3            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 55,790       |
| Replacement Value:           | \$10,944,935 |
| Condition Budget:            | \$3,988,466  |
| Total FCI:                   | 36.44%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$4,730,700  |
| Total RSLI:                  | 50%          |
| Total CFI:                   | 79.7%        |
| Condition Score: (60%)       | 3.11         |
| Energy Score: (0%)           | 2.40         |
| Suitability Score: (40%)     | 3.45         |
| School Score:                | 3.25         |



**Q#110.4 - The roof covering has no reported leaks but is showing signs of age. Score: 3**

# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** ADAMS 14

**Sort Order #:** 124

**County:** ADAMS

**Applicant Priority #:** 3

**Project Title:** ES Roof Replacement

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

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

Bisected by industry and busy roadways, Commerce City is an industrialized, working-class community that often struggles to obtain basic necessities. Nestled within Commerce City, Adams County School District 14 (Adams 14) is a high-poverty school district that serves more than 7,500 students annually, from families with incomes 25 percent below the poverty line. Eligibility for free and reduced lunches includes 83.6 percent of students, and 81.73 percent of students are Hispanic, with 55.09 percent identifying Spanish or another language as their primary language. There is also a 32.6 percent mobility rate amongst students, and nearly 10 percent of the students in the District are classified as homeless.

The students in Adams 14 have incredible obstacles in place that serve as barriers to their success. Home/life situations are not typically ideal in Adams 14 – thus resulting in school being students’ consistent home away from home. The schools in the District provide many consistencies that are often absent at home – including free breakfast in the classroom each day for all students, before and after school tutoring and enrichment opportunities, caring teachers and safe buildings in which to learn and thrive. However, the majority of school buildings in Adams 14 were built more than 50 years ago – and because of lean budgets and ongoing cuts, the District has had to resort to structural “quick fixes” that clearly won’t stand the test of time.

Student safety is the first and foremost goal of the District – yet budget restraints won’t accommodate the execution of considerable projects like roof replacements.

Central Elementary was built in 1954 and approximately 600 students access it each day to learn and grow. The assessment report by the Colorado Department of Education (CDE) reveals that the Central roofing system has aged beyond expected life, and is not meeting its intended performance under the guidelines. While the system is in place, it is recommended to be replaced due to probable increased conditions, high costs associated with repairs and the potential for failure of its components. Clearly, there are obvious risks in maintaining the current roofing system – risks that affect the safety of the children who attend Central.

The roofing system at Central was installed in 1982 – and has 20-year service life expectancy, which expired in 2002. The CDE’s assessment report recommended replacement of the Central roofing system.

Per the CDE’s assessment report, there are several additional deficiency repairs that need to be addressed in addition to the roof. However, the roofing takes up the largest percentage of need, and any additional deficiency repairs would be damaged in the event of a roof failure. The Central building envelope – exterior walls, doors, windows and roofing – must be repaired first, or all cosmetic and interior repairs would be a waste of BEST funds and community tax dollars.

### Issue: Roof

#### Deficiencies Associated with this Issue:

Central is 54,790 square feet, and the roofing system is constantly in need of repair. It was replaced in 1982, and has now exceeded its life expectancy, which is starting to take a toll on the District’s emergency roofing repair budget. The District is stuck in a very ineffective cycle in terms of roofing repairs – as soon as a repair is made to a specific part of the Central roof, the water moves to another area where the system is compromised.

The walls and ceiling tiles suffer from continued water damage, and are replaced as roof leaks are repaired. There is constant, Districtwide anxiety around wet ceiling tiles falling and causing serious injury to a student.

Additionally, there has been damage to vital equipment when new leaks appear and staff is not present to report the damage. Once the damage is identified, Central staff will remove the equipment and replace it with a bucket or trash can to collect water from the leak. This is an obtrusive and disruptive option for teachers at Central, one which creates distractions from classroom instruction.

With each day, the roof at Central assumes increased moisture damage, which infiltrates the school structure – thus creating unavoidable, future mold and air quality issues.

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

The solution to the problem described above is clear – but certainly out of the District’s reach without financial support. Central needs a replaced roofing system with a new white, fully adhered PVC R30 system, including:

- Mobilization
- Demolition
- 2" ISO. Foam Insulation Bd.
- 2.5" ISO. Foam Insulation Bd.
- Tapered Insulation (15%)
- 1/2" Wood Fiber Insulation
- 60 MIL TPO Membrane
- Adhesives
- Wall Base Flashing
- Coping Cap/Counterflash
- Mechanical curbing
- AC Flashing
- Scupper Flashing
- Drain Flashing
- Small Flashing
- Underlayment Felt
- Sheet Metal Roofing
- Roof Flashing
- 20+ year warranty

Project will be overseen by Roofing Constants/Owner representative.

- Project design and scope
- Oil and Public safety permitting
- Construction documents
- Construction administration
- Assist with competitive bidding process
- Assist with bid evaluation
- Assist with punch list and warranty issues

#### **How Urgent is this Project:**

There is clearly tangible evidence that speaks to the urgency of the replacement of the Central Elementary roofing system. The roof has already served nine years beyond its service life – and the ongoing “quick fixes” are not sustainable strategies to protect the District’s most valued resource – its students. With funding through BEST, the District could replace the roof system at Central, which would free up current funds (used to complete quick fix repairs) that could be used to increase the annual Districtwide roof replacement budget. BEST funding would enhance the District’s roofing replacement program cycle, and allow for accelerated replacement programs.

**What is the Cost Associated with this Issue:**      \$974,000

#### **How Does this Project Conform with the Construction Guidelines:**

The Colorado Public School Facility Construction Guidelines clearly identify Central as a top selection for capital construction needs and financial assistance. Central does not meet the guidelines outlined under the assessment. There are several guidelines not currently being met in Adams 14 – including the promotion of safe and healthy facilities, which includes protecting students from life, safety and health threats. The roofing system is antiquated, leaking and has serviced Adams 14 far past its life expectancy.

Central does not meet guideline 3.1 – Sound Building structure system. Each building should be constructed and maintained with a sound structure foundation, floor, wall and roof system. Local snow, wind, exposure, seismic, along with pertaining importance factors shall be considered. Central also does not meet guideline 3.2 – A weather tight roof that drains water positively off the roof, and discharges the water off and away from the building.

The asphalt BUR systems are old and oxidation deterioration is evident across all of the deck areas. This has led to some flashing splitting at the perimeter and general deterioration of the base flashing systems. The modified bitumen and EPDM roofs are also showing signs of nearing the ends of their service lives.

**How Does the Applicant Plan to Maintain this Project if it is Awarded:**

Adams 14 is committed to the allocation of funds for support of the District’s roofing replacement cycle. The Board of Education and District administration recognize that keeping school roofs safe and free from water damage is mandatory. They understand that a leaky roof is not just a structural issue, it’s an issue that affects classrooms as well as students’ ability to learn uninterrupted. This is why Adams 14 budgets \$270,000 annually for the District’s roofing replacement program. Another \$35,000 is allocated annually for emergency roof repair, and for the District’s preventative roofing maintenance program that consists of weekly roof inspections by custodial staff, and monthly inspections by maintenance technicians.

BEST funding would support the enhancement of Adams 14’s current programs, and serve as the catalyst to accelerate its replacement cycle. Most District roofs were replaced around the same time, and have life cycles of around 20 to 30 years. By replacing roofs more strategically through BEST funding, the District will reduce its chances of having to replace every single roof in Adams 14 at once. Adams 14 has also analyzed its Districtwide roof plan, and cross-referenced roof conditions and ages against the facility master plan. Adams 14 has diligently prepared to ensure that not a single dime of BEST funds and tax dollars would be wasted – as the District has not requested funding for roofing at the school slated for future replacement. Adams 14 is committed to funding the District’s 11 percent match, and will not ask the taxpayers for additional funding.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time, Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

Central was constructed new at the time of purchase in 1954.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

\$270,000 annual capital reserve allocations and \$35,00

**CDE Comments:**

|  |                  |                                     |                 |
|--|------------------|-------------------------------------|-----------------|
| <b>Funded FTE Count:</b>                                       | 6,744.00         | <b>Bonded Debt Approved:</b>        | \$78,000,000.00 |
| <b>Assessed Valuation:</b>                                     | 562682490        | <b>Year Bond Election Passed:</b>   | 06              |
| <b>PPAV:</b>   | \$83,432.00      | <b>Bonded Debt Failed:</b>          | \$98.610.000.00 |
| <b>Bonded Debt:</b>  | \$91,130,000.00  | <b>Year Bond Election Failed:</b>   | 02, 03          |
| <b>Total Bonding Capacity:</b>                                 | \$112,536,498.00 | <b>2010 Bond Election Results:</b>  | NA              |
| <b>% of Bonding Capacity Used:</b>                             | 81.00%           | <b>Median Household Income:</b>     | \$14,008.00     |
| <b>Bond Capacity Remaining:</b>                                | \$21,406,498.00  | <b>Free or Reduced Lunch %:</b>     | 83.25%          |
| <b>Existing Bond Mill Levy:</b>                                | 11.475           | <b>State Financial Watch:</b>       | No              |
| <b>Who Owns the Facility:</b>                                  | District         | <b>Charter School Fund Balance:</b> | NA              |
| <b>If it's a 3rd Party Explain:</b>                            |                  | <b>Charter Authorizer Letter:</b>   | No              |
|  |                  | <b>Charter 3 Month Notice:</b>      | No              |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No               | <b>Charter Chartered for 5 Yrs:</b> | No              |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                  | <b>Year Built:</b>                  | 1954            |

N/A

|                                    |                     |                                    |                       |
|------------------------------------|---------------------|------------------------------------|-----------------------|
| <b>Current Grant Request:</b>      | <b>\$742,031.00</b> | <b>Affected Sq Ft:</b>             | 54,790.00             |
| <b>Current Applicant Match:</b>    | <b>\$91,711.00</b>  | <b>Master Plan Completed:</b>      | Yes                   |
| <b>Current Total Project Cost:</b> | <b>\$833,742.00</b> | <b>CDE Minimum Match %:</b>        | 11                    |
| <b>Previous Grant Awards:</b>      | 0                   | <b>Actual Match % Provided:</b>    | 11                    |
| <b>Previous Matches:</b>           | 0                   | <b>Was a Waiver Required:</b>      | N/A                   |
| <b>Future Grant Requests:</b>      | 0                   | <b>Stautory Waiver:</b>            |                       |
| <b>Future Matches:</b>             | 0                   | <b>FCI:</b>                        | 36.44%                |
| <b>Total for all Phases:</b>       | \$757,947.00        | <b>CFI:</b>                        | 79.70%                |
| <b>Cost Per Pupil:</b>             | \$1,785.00          | <b>Inflation:</b>                  | 5                     |
| <b>Cost Per Sq Ft:</b>             | \$13.00             | <b>Historical Significance:</b>    | Yes-Granted Exemption |
| <b>Red Flags for Discussion:</b>   | None                | <b>Does this Qualify For HPCP:</b> | Not Required          |
| <b>Red Flags Explain:</b>          |                     |                                    |                       |

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## SHERIDAN 2 - Ft. Logan ES - MS Renovation & New 3-8 School

### School Name: Ft. Logan ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 44,254       |
| Replacement Value:           | \$10,599,325 |
| Condition Budget:            | \$4,333,739  |
| Total FCI:                   | 40.89%       |
| Energy Budget:               | \$15,489     |
| Suitability Budget:          | \$2,687,900  |
| Total RSLI:                  | 45%          |
| Total CFI:                   | 66.4%        |
| Condition Score: (60%)       | 3.61         |
| Energy Score: (0%)           | 2.12         |
| Suitability Score: (40%)     | 3.58         |
| School Score:                | 3.60         |



## SHERIDAN 2 - Sheridan MS - MS Renovation & New 3-8 School

### School Name: Sheridan MS

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 68,156       |
| Replacement Value:           | \$19,017,000 |
| Condition Budget:            | \$5,474,642  |
| Total FCI:                   | 28.79%       |
| Energy Budget:               | \$23,855     |
| Suitability Budget:          | \$6,705,800  |
| Total RSLI:                  | 39%          |
| Total CFI:                   | 64.2%        |
| Condition Score: (60%)       | 3.31         |
| Energy Score: (0%)           | 1.54         |
| Suitability Score: (40%)     | 3.22         |
| School Score:                | 3.28         |





# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** SHERIDAN 2

**Sort Order #:** 123

**County:** ARAPAHOE

**Applicant Priority #:** 1

**Project Title:** MS Renovation & New 3-8 School

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

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

Sheridan School District is in a dire predicament; the students that walk through the doors are at-risk every day because many of the campuses in Sheridan are inherently unsafe. While the District is vigilant in its emergency planning, there are dangers that are beyond its control. These factors include location, aging buildings, and the designs of buildings in a pre-Columbine era. As part of this BEST Grant application, the Sheridan School District is proposing a solution to the inherent life-safety dangers in three of its schools: Sheridan Middle School, Ft. Logan Elementary, and its Early Childhood Center.

Sheridan Middle School fronts Federal Blvd, a major 4-lane arterial highway. A chain link fence is the only barrier that separates the students from vehicles that are often exceeding the 40 MPH speed limit. In fact, the Sheridan Police Department recently recorded over 90 vehicles traveling in excess of 10 MPH over the speed limit in a one hour span. The threat of a child being struck by a vehicle is a constant reality. Sheridan Middle School students have been struck and seriously injured on multiple occasions within the last five years. The most recent incident saw a student suffer a traumatic brain injury leaving him permanently disabled. It is a priority of the community-based Long Range Planning Committee and the school district to see the middle school moved to a safer location.

Fort Logan Elementary, the district's oldest building, standing since 1923, also poses considerable life safety risks. Over the years, Fort Logan has gone through a series of renovations and additions. Yet, the age of the building shows as the structure continues to deteriorate. The building is overcrowded and unable to support the forecasted students coming in from the district's K-2 primary school. Even worse, the additions have created a labyrinth of nooks and corners where children or intruders can easily hide. The district has found and removed trespassers from this building on several occasions. Many homeless people seeking warmth and shelter create an imminent risk.

The Early Childhood Center is a converted elementary school. However, the building is too small to meet many Head Start requirements, let alone demand. The building also has over 20 exterior doors making it difficult to control. This is magnified by the fact that the campus is also shared with the district administrative offices. The building's layout makes it possible for visitors, employees, and parents to easily intermix with preschool students in the school. On several occasions, individuals who identify themselves as job seekers looking for the Human Resources offices have been found freely roaming the hallways. The situation is a recipe for disaster.

To address these life-safety risks, Sheridan is proposing the creation of a new 3/8 school, to be built on the current ECC campus. Both the preschool program and the administrative offices would be moved to the current middle school site. The building will be renovated to have the district offices front Federal Blvd. and the ECC securely separated on the opposite side of the building away from traffic. The aging Fort Logan building would be leased to organizations looking for space within the Sheridan community. This solution is the best option for making the Sheridan Schools truly safe for its students and employees.

The citizens of Sheridan supported a school bond issue in 2006 that helped to improve their schools. However, the large scale life-safety issues could not be fully addressed.

The Consolidated 3/8 school, for which BEST funding is requested, is one component of the District's Facility Master Plan, which has been re-evaluated and validated over the past year. With BEST assistance in executing this first component, Sheridan School District is prepared to take responsibility for implementation of the full Master Plan by asking its community to support a bond initiative in the Fall of 2011.

## Issue: School Replacement

### Deficiencies Associated with this Issue:

4107 S. Federal Boulevard is not an appropriate location for a middle school.

It is in an inappropriate area for students that are coming of age and are given freedom to get themselves to school. The school sits at the top of a hill facing Federal Blvd., a 4-lane major arterial designated as a Colorado State Highway (Photo #7) carrying between 20,000 and 30,000 vehicles per day through Sheridan. Its site is shared with the District's Stadium and the Sheridan City Hall. Less than 6 acres is available for middle school use. The building needs considerable work to bring it up to minimum CDE standards for health, life safety, accessibility, educational suitability and energy and operational efficiency. The building design is not conducive to cost effective solutions to its problems. Bottom line, regardless of how much money is spent to improve the



building and site, it is still located right on Federal Blvd. After reviewing options for corrections and improvements, the community based Long Range Planning Committee (LRPC) agreed unanimously that the school must be relocated elsewhere. The search for an alternative site then began, followed by the idea that a building could be more than just a middle school, and could provide a solution for district-wide deficiencies.

The oldest, most convoluted school in the District is Fort Logan Elementary, which houses grades 3 through 5. Sheridan's principals and the LRPC agreed the ideal grade level configuration for the new school would be grades 3 through 8, and the best site for the new school is in the location of the school that received the least improvement in the 2006 bond, the Early Childhood Center (ECC).

In 2006 a bond election was passed that used all of the District's bonding capacity at the time and generated about \$12 million. Generally, the goals of the bond issue were to add classrooms to eliminate mobiles, replace 10 year old evaporative cooling systems (Photo #11), and improve the appearance of all the District schools. These goals were only partially accomplished for two reasons. First, with 5 schools needing work, an average of less than \$3.5 million each would not go very far. Second, unprecedented construction inflation at the time reduced even further the degree to which these goals and other critical deficiencies could be fully addressed. By constructing a new 3/8 School on the ECC site, most of the deficiencies identified through the condition analysis of all Sheridan Schools, January 2010, would be obviated. The middle school would be converted to District Administration and Early Childhood Center. Ft. Logan Elementary would be repurposed, leasing the building to a combination of outside agencies that have been looking for space in the Sheridan community. The Early Childhood Center would be demolished to make room for the new 3/8 school.

The deficiencies listed below focus on life safety and health deficiencies at Sheridan Middle School and the Early Childhood Center. The items are referenced to a specific section of the Capital Construction Assistance Public Schools Facility Construction Guidelines – 1 CCR 303(1).

3.2. A weather-tight roof that drains water positively off the roof and discharges the water off and away from the building. The solution for leaky roofs at ECC was to construct a pitched roof structure over the existing flat roofs supported by the existing bearing walls. The old roof membranes were not removed. Gutters and downspouts on these asphalt shingled roofs are greatly undersized. The new downspouts discharge on grade (Photo #18) or into storm piping with an air gap (Photo #19). In winter, the downspouts and storm piping freeze, causing water to spread across sidewalks, parking and play areas forming ice. The grading around the building provides minimal slope for drainage which is exacerbated by the increased storm water loading. Saturation of the ground around the building of the brick bearing walls will have long term detrimental impacts on the structural integrity of the building.

3.3. A continuous and unobstructed path of egress from any point in the school that provides an accessible route to an area of refuge, a horizontal exit, or public way and 3.17. A facility that complies with the American Disabilities Act (ADA) interior exit corridors in classroom wings of SM contain several ramps that exceed Code steepness by 50% and have no handrails. This condition eliminates at least one of the two means of egress for handicapped occupants like "Pedro Gomez". A person in a wheelchair should always be able to exit down these ramps to an exterior door, but will not be able to exit up the ramps thereby eliminating the only other means of exit from these portions of the building (which contain all of the classrooms).

The two SMS classroom wings step down from a high point at the main cross corridor that connects the main entrance to the east with the faculty and bus student entrance to the west wing floor and roof steps down twice and the east wing 4 times. The steps vary from 24" to 30". The corridor ramps slope between doors accessing classrooms on each side at each level preventing an extension of the ramp without relocating the doors. See (Photo #20). Student lockers are installed on each side of the corridors in several locations and step down along each ramp. In order for the lockers to be available for use there are no handrails on the ramps. Students whose locker is on the ramp must stand at an angle.

The one fire wall at ECC creates a dead-end corridor in the main hallway. The State Assessment indicates this building is Type 11A or 11B which is non-combustible construction requiring 2 hour fire walls. All of the new pitched roof construction is combustible wood as is the existing roof structure. The building therefore becomes a Type 11B building which requires 3 hour fire walls and openings protected with 3 hour rated doors. The door that creates the dead-end corridor is a 90 minute rated door that should be replaced with a double egress 3 hour door. The gable ends of the new roof construction should be of 3 hour construction but they are not.

3.4. The water supply system shall deliver water at a minimum normal operating pressure of 20 psi to all plumbing fixtures. The water service pressure in SMS is an ongoing issue. The location on a prominent hilltop is the reason given by Denver Water Board for inordinately low water pressures. A pressure booster system has been installed but the District continues to experience pressure problems throughout the building at the fixtures. These problems include poor flow and poor operation of flush valves and faucets and which consequently affects the condition of waste piping. Recent water line replacement improved fire hydrants but did not affect domestic water service. Frequent sewage back ups have been linked to build up as a result of the low pressures.

Several waste lines run thru the SMS Gym crawl space. They have leaked and been repaired and replaced multiple times over the 58 year life of the building. One of the waste lines was improperly repaired and a second failure allowed raw sewage to enter the crawl space. This has been corrected but the District believes that this waste line should be further examined to determine whether the waste line location and installation should be altered. In the meantime, the crawl space is a smelly, damp place increasing the risk of mold and fungi formation.

3.7. Facilities equipped with closed circuit video and keycard or keypad building access. The Middle School is currently equipped with electric door locking capability only at its main (east) entrance. The main west entrance is used by faculty and bus students and is not protected per District policy. None of the other exterior doors are equipped with electronic monitoring capability. Doors can easily be left unlocked or even blocked open. Without electronic monitoring there is no way, save for physically checking each door throughout the day, to ascertain their security.

A worse security breach occurs at SMS as a result of the disinclination of visitors to use the east parking lot and its adjacent main entrance/check-in because this requires negotiating the very busy Federal Blvd. The faculty parking lot on the west is much safer and easier to access. Visitors who have learned to park on this side of the building because of convenience must walk thru the building to the east side to check in at the main office. As a result, it is a common sight to see “strangers” walking thru the building. This situation is a characteristic that law enforcement and terrorist prevention officials abhor.

Security issues are caused at ECC by two major impacts. Every classroom has a door to the exterior as was common in schools built in the last half of the past century so that the interior corridors did not have to be fire rated. None of these doors are electronically controlled or monitored nor can they be locked without fire rating the corridors. Two of the ten classrooms are used by the Full Day/Full Year preschool program which is solely supported by Head Start for all residents of the District. This program operates from 6:00 a.m. to 6:00 p.m. (6-2-6) everyday of the year except holidays and weekends. The Personal Assistant to the Director of ECC is on a year round schedule now. However, between 6-7:30 a.m. and 4-6 p.m., there is no one to separate visitors from parents. In addition, all the exterior classroom doors are used as shortcuts by parents and teachers alike since most of the close-in parking is adjacent to those doors. The result leaves the children in the classrooms at risk of kidnapping or worse from a person with ulterior motives blending in with the normal chaos at the beginning and end of the day.

The second impact on security at ECC comes as a result of the building also being shared with District Administration. There is not a distinct separation or a separate entrance into the building to reach the District Administration. The administrators receive many visitors everyday. They come for different reasons and not all share the concern for student safety. Once checked into the building visitors can disappear around a corner into the main hallway and wander anywhere in the building.

3.8. An Event Altering Notification system (EAN) utilizing an intercom/phone system with communication devices located in all classrooms and throughout the school for efficient inter-school communications and communicate with local fire, police and medical agencies during emergency situations. The telephone system is a vital component in the school’s emergency notification system. The system throughout the District is outdated and repair parts are becoming increasingly difficult to obtain. The system lacks capabilities inherent in more modern systems. Inconsistent operation or periods of inoperability waiting for parts put the school’s occupants at risk of not receiving warnings of impending natural or other treats. The phone connection to District Administration staff housed in mobiles adjacent to the ECC (Photos #21 & #22) is unreliable. It is not unusual for these staff to be unaware of alerts, duress or other emergency notifications.

3.13. Sanitary school facilities that comply with Colorado Department of Public Health. Plumbing piping and fixtures and water, sewer and storm sewer utility piping at both buildings is almost 100% beyond its 30 year service life as noted in the State Assessment. Additional assessment by our architect and engineering team confirmed the conditions in both buildings as requiring replacement of most fixtures, all of the interior galvanized water piping, all crawl space waste piping and select storm water and roof drain piping.

The Colorado Department of Public Health also governs Pre-Kindergarten facilities like ECC. Their requirements [4.10.2.] for classroom size, toilet fixtures (the really small ones must be utilized), storage and other support characteristics are not met at ECC. The program was moved into an old elementary school building with minimal remodeling. As a result, stepped platforms have been constructed to allow access for preschoolers to urinals (Photo #10) and drinking fountains (Photo #23). Toilet rooms are “down the hall” rather than in the room as preferred by CDH. Also mandated are “warm floors” that would be difficult to achieve given the existing slab-on-grade construction and constant volume HVAC system.

3.14. Food preparation and associated facilities equipped and maintained to provide sanitary facilities for the preparation, distribution, and storage of food. Kitchen equipment at SMS dates to original construction in 1952. Most of the serving and work counters are wood (Photo #24). Tri-County Health has threatened to close down the kitchen if improvements are not made. All food service equipment is well past service life and does not contain energy saving features of modern equipment. Organization of work areas is not conducive to a modern food service facility (Photo #25). There is no cooling in the space so it becomes unbearably hot in Spring and Fall. This situation indicates the likelihood that make-up air quantities for the range hood are far below Code

requirements.

The ECC kitchen also dates to its original construction, but is blessed with slightly more stainless steel (Photo #26). Their main issues involve a non-functional range hood and the lack of a condensation hood at the dishwasher. There is no freezer and the coolers are original equipment.

3.15.9A separate emergency care room or emergency care area shall be provided. There is no emergency care room, nurse's office or health center for middle school students. A separate Clinic run by CU Nursing School is located adjacent to the gymnasium which can be accessed by students, albeit circuitously. Such access puts them in contact with clients and visitors of the Clinic which is not a secure situation. Access by clients and visitors to the Clinic is therefore also possible into the middle school which can be an even more dangerous situation.

There are no nurse or emergency care spaces at ECC. This is a great detriment to the ECC program because of the age of the children attending and the program's emphasis on involving the families of its students. Medicines requiring refrigeration are kept in refrigerators in various locations in the building.

3.18.9A site that safely separates pedestrian and vehicular traffic. Pedestrian and vehicular traffic at the SMS are designed to be separated but that is not the way the site is used by parents picking up and dropping off students [3.18.1]. On the east side of the site is the main entrance and parking area that can accommodate 120 cars and was designed for parent pick up and drop off. Safe access to the busy Federal Blvd is "right-in/right-out" (Photo #27). As a result, few people use this lot during school operations. Most people park in the west lot which is shared with City of Sheridan personnel (Photo #28). The school portion of the lot was designed for faculty parking only [3.18.2]. Because the site is not large enough for a separate bus area, the busses loop through the faculty lot to pick up students at the buildings' west entry (Photo #29). This is normally an acceptable solution on tight sites. However, because parents refuse to deal with Federal Blvd, they park amongst the faculty or City of Sheridan vehicles, or even worse, wait to pick up their children at the curb designated for busses only [3.18.3]. The result is chaos in the afternoon as students' stream between busses, parked cars and moving cars toward their waiting pick up vehicle.

Busses for ECC students are separated from other vehicular traffic [3.18.1] as well as from any proximity to the school. Bus lane is located on an upper level bench of the site adjacent to staff parking south of the District Admin mobiles. Students must negotiate a steep stair to access the school grounds (Photo #9) and the building. Visitors mingle with parents [3.18.3] picking up and dropping off in the very small north lot. There is no room for a turn-around and all those who park must back up in order to exit which creates an unsafe situation for small children even in good weather in daylight. Faculty parking [3.18.2] occurs in the south lot, offsite at the adjacent Recreation Center on-street to the north.

3.18.9B Consider restricting vehicle access at school entrances with bollards or other means to restrict vehicles from driving through the entry into the school. There are no bollards or other structural elements sufficient to prevent a vehicle from driving thru the main entry into either school.

3.19.9A safe and secure site with outdoor facilities for students, staff, parents, and the community. SMS is located on a very busy 4 lane major arterial highway, Federal Blvd [3.19.1]. The 25 acre site is shared with the District Stadium AND Sheridan City Hall. Less than 6 acres are available for middle school use. None of the Stadium facilities are able to be used by the middle school except for after school programs. The one grass field that could be used is not visible from the school and is over 600 feet away [3.19.2] (Photo #30).

Electrical transformer and gas meter near the main entrance of SMS are not fenced [3.19.3]. The transformer at ECC is not fenced either. The building exterior and walkways are not adequately lighted to protect and guide occupants during evening use of either school facility [3.19.5]. This is particularly unsafe at ECC since the 6-2-6 preschool program student pick up and drop off occurs in the darkness for much of the year.

The large "front yard" for the middle school contains a grassy area, paved basketball and multi-use courts for informal play. This area is located on the opposite side of the building from the gym and adjacent to the busy Federal Blvd. Consequently, there are no outdoor PE activities at this school. Chain link fencing [3.19.6] attempts to keep balls and children from running into the street but middle school children can easily subvert this marginal protection (Photo #29). No fencing separates the middle school from the Sheridan City Hall. A grove of mature pines is a hindrance to observation of people between the two buildings. The west parking lot shared by City and SMS staff is not separated from student access (Photo #28) and provides an opportunity for students to slip away or outsiders to get close to students.

4.8.9 Elementary, middle, high and PK-12 buildings that functionally meet the recommended educational programming. The State Assessment indicates the cost to correct educational deficiencies at Sheridan Middle School would be even greater than correction of the physical condition issues. The reviews our architects and the Long Range Planning Committee are in agreement with the State's assessment that Sheridan Middle School does not and cannot effectively support 21st century skills and abilities as

prescribed by CDE or as can be found at most modern middle schools in surrounding school districts. There are no music rooms [4.11.10 & 4.11.11], no stage or performing arts support spaces [4.11.14], or weight training area [4.11.18] at this building.

4.10.2. Preschool and kindergarten classrooms with dedicated bathrooms. Suggested kindergarten classroom sizes range from 1000-1200 square feet; Preschool Classrooms according to Colorado Dept. of Public Health would be of a similar size. ECC classrooms vary between 733 sf. and 764 sf. and they do not have dedicated bathrooms in the classrooms. CDH requires 12' and 15' tall water closets. Children must use remote toilet facilities designed for elementary school students (Photo #31).

4.11.4. Middle school classrooms should accommodate a maximum of up to 25 students and provide thirty two square feet/student with a minimum classroom size of 600 square feet. Classrooms sized according to this calculation would be 800 sf. SMS classrooms vary between 635 sf. and 743 sf.

4.11.5. Library/multimedia center (LMC) should be the heart of the school providing a flexible space for students, staff, parents and the community to read, write, meet, study and research topics. The space should be designed with high ceilings and exposed structure and materials. The space should have abundant natural light, as well as well-designed artificial task lighting. Window shades should be incorporated to accommodate the use of audio visual equipment requiring darker environments; the LMC at SMS is near the center of the school but has none of the other attributes of a modern media center. The size, shape of the room and the height to structure are its greatest detriments. The space occupies the equivalent of two classrooms on one side of a double loaded corridor. The resulting narrow room severely inhibits organization of the many study areas required by a modern middle school LMC. Day lighting comes from west facing windows that produce glare and heat gain which lead to closing the blinds. The result contributes to the dismal appearance of this critically important space (Photos #32 & #33).

5.1. Facilities that conserve energy through High Performance Design (HPD). Sheridan Middle School is not located in a high performing building and neither is the ECC.

As we enter the second decade of the 21st century the Sheridan School District is determined to provide the 21st century Skills and Abilities that our student will need to create 21st century Solution to the many challenges of living and working in complex world. From a walk through Sheridan Middle School and Ft. Logan elementary School one can see that these environments simply won't do if we are to give our students a fighting chance to succeed. We simply have to do better and quite frankly the district doesn't have the financial means to provide these necessary environments for teaching and learning. That's why securing this BEST grant is important for our kids, they deserve it!

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

Sheridan School District has significant unresolved facility needs that were identified in the 2010 Master Plan. The greatest and most urgent need, as noted in the section above, is to relocate middle school students from the unsafe site on Federal Blvd. Over the past year, the District has re-assessed all previous master planning criteria, and has added criteria for the long-term costs of operating buildings. In an effort to reduce total square footage and consequent operating costs, the District sought to better utilize its available square footage and sites.

The Consolidated 3/8 School is one component of the Master Plan, consolidating two schools into one building and site, which creates efficiencies in operations, staffing, and transportation. The relocation of the middle school will allow for the second component of the Master Plan: consolidating the functions of seven other buildings to the middle school site; the early childhood center, three administration buildings, the auxiliary services center, garage, and facilities warehouse will all relocate. The ECC will be relocated to the west side of the middle school building, away from Federal Blvd. The nature of early childhood programs provides for supervision of children both in transit to and from the site, as well as during outside play. This mitigates any issues with the building's proximity to busy streets. This facility has more space than the current building, which will allow the program to eliminate its wait list and serve all of Sheridan's youngest students. The renovated middle school building will be separated on the interior from the east side of the building, which would house District Administration and Auxiliary Services, fronting Federal Blvd. The final component of the revised Master Plan is decommissioning of Fort Logan Elementary. The District is currently discussing opportunities with community partners to lease the Fort Logan building and site.

Site Concept: The two story building is designed to interface with an existing tennis facility and parking lot to the east side, and accommodate 18 ft. of natural slope from the southwest to the northeast, while allowing the ECC building to remain during construction. The design orients the axis of the classroom wings primarily east/west to allow for optimum day lighting and minimize difficult low sun angles. The building footprint is minimized by the two story design which will allow less site disturbance and removal of existing mature landscaping. The main entry, administration, commons, and second level library are oriented to take advantage of the mountain views across the open space west of Lowell Blvd. Vehicle access from three sides of the site provides optimum separation of auto drop off areas, bus drive, service drive, and parking areas. Location of the play areas near the drop off areas and main entry, allows students to use them before and after school. The new grass playfield is sized for football which will be used by the middle school. This field will be constructed as part of the project, but will be maintained under an

agreement with the South Suburban Parks and Recreation District.

**Building Concept, Size, and Capacity:** After lengthy discussions with the Design Committee regarding the building organization, and the number and sizes of the required spaces, a structure with 81,800 sq. ft. of assignable space was determined to adequately provide the required space. Adding 30% for non assignable space for corridors, mechanical and electrical spaces, toilet rooms, wall space, etc., the total building area will be 116,800 sq. ft. The building will be a partial two story structure with Elementary and Middle School academic wings joined by a central core housing common shared spaces. After reviewing several concepts regarding organization of multi-grade buildings the Design Committee thought that a building that provided some separation of the elementary and middle school aged students would be best for the Sheridan community, providing an easier transition from their existing schools.

The building capacity will be 345 in grades 3-5 (44 students more than the current enrollment) and 375 in grades 6-8 (44 students more than the current enrollment), for a total capacity of 720 students. In keeping with CDE construction guidelines, these capacities are based on class sizes of 23 per classroom in grades 3-5 and 25 students in grades 6-8. Classroom sizes are also in accordance with CDE guidelines. The design needs to provide for future expansion for adding one additional classroom per grade which will accommodate the District goal of once again becoming a 2,000 student school district.

There was much discussion regarding the effect of the reduction in State funding on class sizes due to potential loss of teaching staff. If class sizes approach 30 students the small group rooms and the “adaptable learning environment” open spaces located outside the classrooms can be utilized to provide additional teaching spaces and alleviate the crowded classrooms. The attached concept floor plans show how these spaces can be used for various activities, including small group work, computers, collaborative learning, individual study, and large group presentations and meetings. The classrooms are shown as grade level groupings; however, the Design Committee wanted the classrooms to flow from one group to another for flexibility. The use of operable partitions between a pair of classrooms in each grade level grouping will also provide flexibility in accommodating varying class sizes.

All of the students and visitors will enter through a common entrance which is monitored by the location of the administration offices. From the lobby students can either travel to the elementary wing or the middle school wing. All of the activity areas that will be used after school hours are located near the front lobby which will allow the rest of the building to be secured. The commons/cafeteria is provided with an operable wall which provides separate areas for middle school and elementary students. One central kitchen is provided with separate serving lines. The operable partition can be opened which provides seating areas for performances and view to the stage which also will be used as a vocal music room. The instrumental music rooms will be shared by the elementary and middle school programs. The plan provides an area for a future music room addition. There are separate gyms provided however, it is anticipated that the middle school will use the smaller elementary gym for practice and after school. Also, the gyms will be available for use by the nearby High School and Recreation Center.

The library, another shared space, is located at the second level at the heart of the academic area of the building. It will be designed to provide one class size grouping at each side of the space with shelving and a computer area located in the middle. The library will provide exceptional views to the Front Range. The 2D and 3D art rooms, located on the second level will also be shared by the elementary and middle school students.

The special education center will also be shared and is located near the center of the building at the second level near the elevator. This area will provide space for the programs that are presently outsourced to other districts.

(See the attached Building Spaces Chart and Concept Floor Plans)

**Building Systems:** The building will be a steel frame structure with brick veneer and steel stud wall system, and steel joist roof structure. The foundation will utilize spread footings, concrete foundation walls and concrete slabs on grade. The tall gymnasium walls will be insulated precast concrete with a light sandblast finish. Interior construction will consist of drywall partitions and selective use of masonry for added durability. Envelope thermal resistance will meet or exceed CDE guidelines. Roof systems will be white EPDM or TPO to reduce air conditioning loads and the heat island effect. The roof structure will be exposed in the library, commons/cafeteria, gyms, art rooms and portions of the music rooms to economically add volume. Music spaces, hallways and teaching spaces will be designed with wall assemblies and finishes, and mechanical design that will provide the required acoustical separation and noise reduction. Mechanical and electrical systems will be designed to meet the high performance goals required for LEED Gold certification. Mechanical systems that will be considered and modeled include geo-exchange, indirect evaporative cooling, displacement ventilation, thermal ice storage, solar assisted domestic water heating, instantaneous water heating and efficient condensing boilers.

**High Performance Design:** In accordance with Colorado Statue and the requirements of the BEST Grant program, the building will be designed to meet LEED gold certification standards as established in the USGBC LEED for Schools Reference Guide. Using the LEED Rating Project Checklist, the project will need to achieve a minimum of 60 points in the categories of Sustainable Sites, Water



efficiency, Energy and Atmosphere, Materials and Resources, Indoor Environmental Quality, Innovation and Design Process, and Regional Priorities. The many benefits of high performance design are recognized by the school district, and are therefore a requirement irrespective of the requirements of the BEST Grant program. One key aspect of the site and floor plan design is the orientation and access to natural light, a very important component of sustainable design. Where windows are more limited the use of tubular skylights will be used to supplement the light levels. With the use of lighting controls that measure and adjust electrical lighting, energy use can be reduced substantially. Indirect lighting shall augment the day lighting character of the instructional spaces.

Health and Safety: CPTED strategies of natural surveillance, natural access control and natural territorial reinforcement are incorporated into proposed site solution. The placement of concrete planters and benches restrict access to the main entrance from vehicles. Pedestrian circulation is defined from vehicular circulation. Site lighting shall reinforce the straight forward routs from the parking area to the man school entrance. Playfields are located on the other side of the building, separating cars from play activities.

The access to the roof shall be from hatches accessible only from the inside of the building. Parapet heights and building fenestration on the new school shall eliminate the ongoing vandalism and safety issues due to multiple accessibility points to the roof at the present middle school. The utility enclosures shall be located in the service area of the building not next to the front door.

The concept floor plan design illustrates a straight forward solution that is easy to monitor, easy for the students to understand, creating a sense of orientation and safety, both features of a successful learning environment. Natural lighting thru view windows, clerestories and tubular sky lighting devices shall be incorporated into all instruction spaces. Placing the students in a new facility will resolve the security, air quality, health and safety issues affecting the present middle school facility. The proposed solution will provide a code compliant, accessible, and safe facility.

Time Schedule: In accordance with the BEST Grant program, following notification of approval of the grant in August 2011, final architectural design can begin in January 2012, construction bids received in December 2012, with construction completion in June 2014 and occupancy in July 2014 for the beginning of the fall 2014 school year. See the attached detailed time schedule for the project.

**Urgency:**

The need is immediate. The crux of the problem with the middle school site is life safety for an individual in conflict with the traffic on Federal Blvd. This has already happened to a current Sheridan student who is thankfully alive, but disabled and receiving his education under the District's Special Education program. We have had yet one more student experience the rampage of traffic on Federal Blvd just this Fall. He was far more fortunate than his classmate. At any moment, another child could dash out into traffic on a dare, or chase a loose ball bounding down the hill or an impatient parent could try to make a left hand turn into or out of the east parking lot. The community's concern about another accident has let the Sheridan Police Department to institute a public information campaign to highlight the dangers of jay-walking and ignoring pedestrian safety laws. A letter from the Chief of Police is attached.

**How Urgent is this Project:**

The need is immediate. The crux of the problem with the middle school site is life safety for an individual in conflict with the traffic on Federal Blvd. This has already happened to a current Sheridan student who is thankfully alive, but disabled and receiving his education under the District's Special Education program. We have had yet one more student experience the rampage of traffic on Federal Blvd just this Fall. He was far more fortunate than his classmate. At any moment, another child could dash out into traffic on a dare, or chase a loose ball bounding down the hill or an impatient parent could try to make a left hand turn into or out of the east parking lot. The community's concern about another accident has let the Sheridan Police Department to institute a public information campaign to highlight the dangers of jay-walking and ignoring pedestrian safety laws. A letter from the Chief of Police is attached.

**What is the Cost Associated with this Issue:** \$26,985,256

**How Does this Project Conform with the Construction Guidelines:**

The project conforms to the Public Schools Construction Guidelines by the following:

The items below are referenced with brackets [ ] to a specific section for the Capital Construction Assistance Public schools Facility Construction Guidelines – 1 CCR 303(1).

The project conforms to the PSFCG by the following:

[3.1.] A sound structural system.



- [3.2.] A weather-tight roof that drains water positively off the roof and discharges the water off and away from the building.
- [3.3.] Proper egress throughout the building.
- [3.4.] Proper potable water quality and pressure.
- [3.5.] Complete code-complying fire alarm system.
- [3.7.] A closed circuit video system and keycard or keypad building access with controlled access provided with the “buzz-in” remote release device in the receptionist area.
- [3.8.] An event alerting and notification system.
- [3.9.] A secured facility with all exterior doors controlled by a keycard building access system or electronic door monitoring.
- [3.10.] Safe and secure electrical system.
- [3.11.] Safe and efficient mechanical system.
- [3.12.] Health indoor air quality.
- [3.13.] Sanitary school facilities.
- [3.14.] Food preparation, distribution and storage within the new facility.
- [3.15.] Safe laboratories with proper storage of chemicals in science classrooms and prep rooms.
- [3.16.] A separate health office for emergency care.
- [3.17.] An ADA compliant facility.
- [3.18.] A site that safely separated pedestrian and vehicular traffic.
  - [3.18.1.] Separated physical routes for busses, cars and pedestrians are proposed. Traffic control signage shall be used to compliment the site circulation design.
  - [3.18.2.] A dedicated bus staging and loading/unloading area is proposed, and is located away from the staff and visitor parking area. Site construction shall include raised curbs. Traffic control signage shall complement the site design.
  - [3.18.3.] The proposed car drop off area has a reservoir for “car stacking”. The flow is counterclockwise, and pedestrian circulation routes do not cross vehicular traffic flow.
  - [3.18.4.] The parking areas will be paved. The concept plan shows that parking areas are in view of the main entrance of the building, away from the student drop off area.
  - [3.18.5.] A designated safe path leading to the school entrance. The sidewalks in the concept plan are located adjacent to vehicular circulation to define pedestrian routes.
  - [3.18.6.] The concept plan shows the building service area is separated from the other on-site traffic and pedestrian entries.
  - [3.18.7.] Bicycle parking will be located adjacent to the main entrance in an observable location.
  - [3.18.8.] Fire lanes will be marked and signed on the site.
  - [3.18.9.] The new concept plan shows that the main entrance plaza is bordered by raised planters and benches separating the bus drive in front of the school from the main entrance.
- [3.19.] A safe and secure site.
  - [3.19.1.] The Consolidated 3/8 School is located on the present ECC site. The adjacent users are community use Park and Recreation District Facilities.
  - [3.19.2.] The concept plan configuration allows clear lines of site to playfields and parking areas.
  - [3.19.3.] Electric service and gas meter will be fenced, located in the service area away from the pedestrian circulation paths.
  - [3.19.4.] Access to building roof will be limited to roof hatches inside the building. The parapet heights will be designed to discourage climbing onto the roof.
  - [3.19.5.] The new site circulation route will be lit to provide safe access to the building for evening events including parking lot lighting.
  - [3.19.6.] The concept design utilizes existing open areas for new playfields. The entire site perimeter except along existing streets is fenced. The elementary play equipment will be relocated from the ECC and new equipment will be provided that is ADA accessible. A new resilient soft surface will be installed in the elementary play area which will be fenced.
- [4.1] The Consolidated 3/8 School will be constructed with high quality, durable, easily maintainable materials and finishes.
- [4.2.] The facility will support Cap4K, NCLB and the State Board’s model content standards.
- [4.3.] The new facility will have embedded technology for student learning in classrooms and will have a computer lab with distance learning capabilities.
- [4.4.] The administrative offices will be equipped with technological hardware and software to control web-based activities and access.
- [4.6.] The facility will have an emergency power backup generator.
- [4.7.] The conceptual site plan observes and/or improves upon existing topography, vehicles access, soil characteristics, utilities and aesthetics.
- [4.8.] The Consolidated 3/8 School will meet recommended educational programming in permanent buildings for middle school and elementary school students.
- [4.11.] The new school’s concept design provides day lighting into and views from all classrooms. Tubular day lighting devices will augment the day lighting to classrooms and other spaces where windows are not possible. Appropriate acoustical design will be used to control noise levels. The new facility will be a vibrant and cheerful environment supporting 21st century learning.
  - [4.11.1.] The new playfields accommodate typical middle school and elementary school activities appropriately separated. New hard surface basketball courts will be located adjacent to the Gym.
  - [4.11.2.] Special Education spaces are included in the new concept design. They are located on the upper level at the center of the

school near the Administration/Counseling area. The concept site plan shows the opportunity for a separate loading/unloading area for special education students.

[4.11.4.] Classrooms are designed with 32 S.F. per student, larger than the minimum required 600 S.F. and rectangular in shape. Several classrooms have operable walls to provide a variety of learning space. Small group rooms are also provided to extend the range of learning space size.

[4.11.5.] In the new concept design, the Library is located at the “heart” of the school. A section of the library space is two stories in volume. The space shall have exterior windows with sun control devices.

[4.11.6.] Computer Labs are located in the instructional wings of the building for middle and elementary students separately. Two computer stations are planned for all classrooms and science rooms.

[4.11.7.] Distance Learning will also be accommodated in the Media Center. The space will have window shades to control lighting. The proportion of the room and finishes will be determined to enhance the acoustical properties of the space.

[4.11.8.] Science Labs are located in the middle school wing. The labs will have demo tables, wet student stations, and emergency eye wash devices. The science rooms will have adjacent science prep rooms.

[4.11.9.] There will be a Domestic Arts lab.

[4.11.10.] The concept design shows Instrumental Music located in the activities area of the building new the Stage. The room will be acoustically and mechanically separated from the other spaces and will serve as a green room for stage performances. Instrument storage will be along the periphery of the room or in the music hallway.

[4.11.11.] The Stage will serve as the elementary and vocal music classroom adjacent to the Band room. The room shall be acoustically and mechanically separated.

[4.11.12.] In the concept design art rooms are located centrally on the upper level near the heart of the school. The spaces have exterior windows for extensive natural light.

[4.11.13.] Career and Technical Education Lab is located centrally in the building. The room will be acoustically and mechanically separated from the other activity spaces.

[4.11.14.] The concept design shows the performing arts support space is adjacent to the stage. The storage area is side stage. The Practice rooms in the music wing can be wet so the spaces can double as dressing rooms.

[4.11.15.] The concept design shows a food preparation kitchen located adjacent to the service/receiving area and next to the cafeteria.

[4.11.16.] In the concept design the cafeteria space is shaped to act as the “House” to the raised stage. The space is able to be divided for lunch to separate elementary and middle school students. The volume in the cafeteria will be as required for a performance space. Light control shall be as required of a performance space. The stage shall have the curtains and lighting appropriate for middle school performances.

[4.11.17.] The concept design located the Gymnasium in the Activities side of the building. The size shall accommodate a regulation basketball court and shall be divisible into two smaller teaching stations. The gym shall have the typical equipment including divider curtain, basketball goals, and volleyball sleeves.

[4.11.18.] The concept design locates Fitness and Weight training room adjacent to the Gym.

[4.11.19.] In the concept design the boys and girls locker rooms are adjacent to the Gym. The rooms have lockers and separate toilet rooms. Offices for instructors will be incorporated in the locker space.

[4.11.20.] In the concept design the Administrative space is located at the main entrance to control visitors entering the facility. The Administration area will include reception, counseling areas, conference areas and faculty toilets. Student and public toilets are located throughout the building. Custodial spaces shall be located adjacent to the toilet area. The receiving area is located off of the service drive.

[5.1.] The facility will conserve energy through High Performance Design (HPD). The new facility will be a high performance building that is energy and water efficient, has low life cycle costs, is healthy for its occupants, and has a relatively low impact on the environment.

[5.1.1.] An integrated team will be formed to pursue LEED Gold certification.

[5.1.3.] The conceptual site design provides responsible storm water management and will be landscaped to reduce water consumption.

[5.1.4.] The conceptual building plan minimizes the building footprint with two-story academic wings.

[5.1.5.1.] Five percent of on-site parking spaces is considered for low emission vehicles.

[5.1.5.3.] Three parking spaces per classroom will be provided.

[5.1.5.4.] Overflow parking may occur in the adjacent Rec. Center parking area for large sporting events.

[5.1.6.] The concept plan utilizes the existing ECC site and municipal infrastructure.

[5.1.7.] The facility will continue the Sheridan tradition of accommodating joint-use community activities.

[5.1.9.] Passive solar techniques will be utilized.

[5.1.10.] Energy efficient and/or renewable energy strategies will be sought. The new facility will target low energy cost as well as low energy consumption.

[5.1.20.] Existing deciduous trees will be retained as much as possible in the site development. The conceptual landscape design utilizes filtration of storm water.

[5.1.21.] Heat island effects will be reduced with the use of white granular surface membrane roofing such as Tremco.

[5.1.23.] A tight and well insulated building envelope is proposed, with a minimum wall thermal value of R-19 and roof thermal value of R-30.

[5.1.24.] Vestibules will be provided at main entrances to minimize loss of conditioned air.

[5.1.25.] Sustainable building materials will be used where possible.

[5.1.26.] Educational display of high performance design site and building features will be incorporated and encouraged.

[5.2] The Consolidated 3/8 School takes into account district-wide maintenance and operational costs. The Sheridan Master Plan consolidates the functions of two existing facilities into one school to maximize opportunities for shared flexible facilities. This revised plan reduces the total district square footage from the previous Scenario 8 Master Plan by approximately 44,000 square feet.

[5.5] Training of district staff on maintenance of high performance systems and equipment will be encouraged for optimum performance and life span.

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

Because of the efficiency expected to be built into a new 3/8 school facility the resources required to maintain the new building are expected to be less than current allocations. With the current District resources it is highly unlikely that the district will be able to set aside adequate funds to completely replace the 3-8 school at the end of its useful life. With this in mind the district will annually budget resources required to meet the following capital renewal budget maintenance plan.

The District's fiscal office in conjunction with the maintenance department is responsible for implementing and maintaining a comprehensive planned maintenance and capital renewal program. The program is to provide systematically for the maintenance of District-owned facilities, the renewal of infrastructure and facilities based upon subsystems' predictable lifecycles, and the long-term elimination of deferred maintenance.

Within the Sheridan School District #2, maintenance work shall be defined as the work necessary to keep all district owned facilities in good repair and operating condition. This work includes maintaining, operating, and repairing utility systems. It also includes maintaining and repairing basic components of district buildings, and grounds. We have highly qualified maintenance employees on staff. They perform and provide all maintenance and upkeep on our facilities. These employees would care for our new facility in the same manner that is currently done. The staff has many years of experience and we have programs in place that attend to preventative maintenance, tracking labor and material costs, and facility usage needs.

We will continue to perform the following guidelines as they relate to maintenance and upkeep of our facilities:

1. A bi-annual physical audit of each facility to identify maintenance/repair requirements in the planned/maintenance program.
2. A bi-annual facility condition report;
3. An annual five year projection of capital renewal costs of facilities and infrastructure based upon major subsystems' lifecycles;
4. An annual deferred maintenance estimate, exclusive of the annual capital renewal projection cost;
5. A bi-annual audit and listing of maintained equipment including:
  - a. Nomenclature (type, size, capacity, manufacturer, etc.)
  - b. Location
  - c. Condition
  - d. Maintenance tasks and frequencies
  - e. Maintenance schedule
  - f. Cost data
  - g. Lifecycle
  - h. Warranty coverage;
6. A bi-annual review of equipment identified for replacement;
7. A computerized work order system to carry out identified maintenance tasks and which will reasonably account for the total allocated resources;
8. A current comprehensive schedule for all maintenance and capital renewal work through a computerized work order system and preventative maintenance system;
9. Policies and procedures for effective materials management with resultant written records demonstrating internal controls over the purchase, storage and use of plant operations department materials.

Sheridan School District #2 has made a commitment to allocate \$100,000 annually to the capital renewal budget that will be established if the project is approved. This allocation has been approved by the board of education and is included in our proposed budget for the ensuing fiscal year beginning July 1, 2011. The district will provide for maintenance and upkeep proposed within this application per BEST regulation. Once the building systems are installed and operational, the building will be included in our existing maintenance guidelines to ensure proper operations and longevity of all systems.

#### **If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time, Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

The Sheridan School District's BEST Grant proposal calls for the replacement of two existing schools, Fort Logan Elementary and the Early Childhood Education Center, and the renovation and repurpose of another, Sheridan Middle School.

The district's Early Childhood Center (ECC) will be removed. Originally constructed as a public elementary school in 1960, the building is currently home to the district's HeadStart and Colorado Preschool Program (CPP) activities for children ages 3-5. The campus also houses the district's administrative offices. The ECC has a waiting list of over 40 students, many of them Sheridan residents. The building is at capacity and has no room for growth. This need for additional classrooms and to address serious life-safety concerns are addressed by relocating both the ECC program and the district offices to a new location as part of the proposal. The current ECC campus would be the site of the proposed 3-8 school.

Fort Logan Elementary was originally built as a public school building in 1923. It has since gone through numerous additions and renovations to address the issues and limitations of this aging building. The school currently serves grades 3-5. As part of the proposal, the district believes it will be able to lease the building to a combination of outside agencies that have been looking for space in the Sheridan community. Several of these organizations already have some type of agreement to use space in other district buildings. The current educational programs (3-5) would be moved to the new 3-8 school as part of the district's plan.

Finally, Sheridan Middle School would be renovated to accommodate both the ECC program and the district's administrative offices. The school was originally built in 1952 and has served as a middle school or high school for the district since. As part of the proposal, the building would be sectioned and separated into two distinct spaces. The district's administrative offices would front the east side of the campus facing Federal Blvd., providing tremendous access and visibility for those coming into the offices to conduct business. The ECC program would have an entirely unique entrance fronting west, providing a safe and controllable entrance via Hazel Ct. The ECC would also have a controlled access playground secured in the court yard of the building, safe from the hazards of Federal Blvd. The current middle school (6-8) educational programs would be moved to the new 3-8 school as part of the district's plan.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

\$100,000

**CDE Comments:**

THIS PROJECT WAS APPLIED FOR IN 2010 BUT NOT RECOMMENDED MAINLY DUE TO NOT ENOUGH MATCHING MONIES.

|  |                 |                                     |                 |
|--|-----------------|-------------------------------------|-----------------|
| <b>Funded FTE Count:</b>                                       | 1,381.00        | <b>Bonded Debt Approved:</b>        | \$12,865,000.00 |
| <b>Assessed Valuation:</b>                                     | 157931053       | <b>Year Bond Election Passed:</b>   | 06              |
| <b>PPAV:</b>   | \$114,368.00    | <b>Bonded Debt Failed:</b>          |                 |
| <b>Bonded Debt:</b>  | \$20,435,000.00 | <b>Year Bond Election Failed:</b>   |                 |
| <b>Total Bonding Capacity:</b>                                 | \$31,586,211.00 | <b>2010 Bond Election Results:</b>  | NA              |
| <b>% of Bonding Capacity Used:</b>                             | 65.00%          | <b>Median Household Income:</b>     | \$16,045.00     |
| <b>Bond Capacity Remaining:</b>                                | \$11,151,211.00 | <b>Free or Reduced Lunch %:</b>     | 83.41%          |
| <b>Existing Bond Mill Levy:</b>                                | 9.67            | <b>State Financial Watch:</b>       | No              |
| <b>Who Owns the Facility:</b>                                  | District        | <b>Charter School Fund Balance:</b> | NA              |
| <b>If it's a 3rd Party Explain:</b>                            |                 | <b>Charter Authorizer Letter:</b>   | No              |
|  |                 | <b>Charter 3 Month Notice:</b>      | No              |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No              | <b>Charter Chartered for 5 Yrs:</b> | No              |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                 | <b>Year Built:</b>                  | 1923, 1952      |
|  | N/A             |                                     |                 |

|                                    |                 |                                    |            |
|------------------------------------|-----------------|------------------------------------|------------|
| <b>Current Grant Request:</b>      | \$21,534,235.00 | <b>Affected Sq Ft:</b>             | 116,800.00 |
| <b>Current Applicant Match:</b>    | \$6,800,284.00  | <b>Master Plan Completed:</b>      | Yes        |
| <b>Current Total Project Cost:</b> | \$28,334,519.00 | <b>CDE Minimum Match %:</b>        | 24         |
| <b>Previous Grant Awards:</b>      | 0               | <b>Actual Match % Provided:</b>    | 24         |
| <b>Previous Matches:</b>           | 0               | <b>Was a Waiver Required:</b>      | N/A        |
| <b>Future Grant Requests:</b>      | 0               | <b>Stautory Waiver:</b>            |            |
| <b>Future Matches:</b>             | 0               | <b>FCI:</b>                        | 34.84%     |
| <b>Total for all Phases:</b>       | \$26,985,256.00 | <b>CFI:</b>                        | 65.30%     |
| <b>Cost Per Pupil:</b>             | \$32,240.00     | <b>Inflation:</b>                  | 5          |
| <b>Cost Per Sq Ft:</b>             | \$230.00        | <b>Historical Significance:</b>    | NA         |
| <b>Red Flags for Discussion:</b>   | None            | <b>Does this Qualify For HPCP:</b> | Required   |
| <b>Red Flags Explain:</b>          |                 |                                    |            |

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## IGNACIO 11 JT - Ignacio ES - Renovation/Addition of (e) MS to Become K-8

### School Name: Ignacio ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 42,231       |
| Replacement Value:           | \$10,147,685 |
| Condition Budget:            | \$6,343,495  |
| Total FCI:                   | 62.51%       |
| Energy Budget:               | \$14,781     |
| Suitability Budget:          | \$3,725,100  |
| Total RSLI:                  | 13%          |
| Total CFI:                   | 99.4%        |
| Condition Score: (60%)       | 3.18         |
| Energy Score: (0%)           | 1.54         |
| Suitability Score: (40%)     | 3.11         |
| School Score:                | 3.15         |





# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** IGNACIO 11 JT **Sort Order #:** 123  
**County:** LA PLATA **Applicant Priority #:** 1  
**Project Title:** Renovation/Addition of (e) MS to Become K-8  
 Addition  Fire Alarm  Roof  Water Systems  
 Asbestos Abatement  Lighting  School Replacement  Window Replacement  
 Boiler Replacement  ADA  Security  New School  
 Electrical Upgrade  HVAC  Facility Sitework  LandPurchase  
 Energy Savings  Renovation  Project Other Explain: Addition and renovation

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

The overall plan proposed in the Master Plan provides the district several advantages as the District meets current needs, adapts to ever-changing educational programs, and potentially growth into the future. It consolidates four existing facilities into three, reducing O & M costs and increasing efficiency. It vacates the existing Elementary School, the worst facility in the district, and provides a fully renovated and expanded facility (the existing Intermediate School) for the youngest students. The new high performance, energy efficient Middle School will reduce energy costs for the district and provide athletic facilities on the Middle School campus. A fully renovated facility with minimal additions converts the High School site to a dedicated 9-12 campus. The Intermediate and the High School will receive full building envelope and HVAC improvements which will significantly reduce the O & M and energy costs for the district. These three campuses allow the district the most flexibility for expansion in the future. A new residential development west of the schools is planned giving excellent access to all three district facilities. The new Middle School allows the district to optimize the phasing of all three school projects and avoid the need for modular classrooms.

This grant application includes only the costs of relocating the elementary school function to the renovated and expanded intermediate school. The life safety related costs for the renovated high school are under a separate grant application. The District plans to cover the cost of the new middle school, remaining high school renovation and work on ancillary buildings with other funds.

**Issue:** Other

### Deficiencies Associated with this Issue:

#### A. EXISTING (K-3) ELEMENTARY SCHOOL

CDE Guideline 1.2.1 Health, safety, security.

1. Existing Fire Alarm System is non-compliant; building does not have a fire sprinkler system.
2. Building exceeds building area for non-sprinklered buildings.
3. Roof construction is type V, non-sprinklered. Does not comply with current building codes.
4. Building contains a large quantity of asbestos which inhibits the ability to renovate life safety systems or educational spaces.
5. Half of the existing restrooms are not compliant with ANSI compliant.
6. Door Hardware does not meet ANSI requirements.
7. Classroom existing on the east side of the building are not ADA accessible for access and egress.
8. Administration has poor visibility and control of main entry.
9. Inaccessible exterior doors at classrooms.

CDE Guideline 1.2.2 Technology

1. Existing phone and public address system is antiquated and un-reliable.
2. Expansion and modification of IT backbone is limited due to age of structure and cost of asbestos abatement.
3. No secure entry or electronic access is provided.
4. Classrooms are power and data deficient.
5. School does not utilize (CATV) functions in classrooms.
6. Server is in an unsecure, un-air-conditioned location.

CDE Guideline 1.2.3 Building Site Requirements

1. Site is adjacent to highway 151 which contributes to poor air quality and traffic adjacent to the site.
2. Site access is limited, bus and parent circulation occurs in a small inadequate existing parking lot. Poses safety issues for staff, students, buses, and parents.
3. Playground is not ANSI compliant, existing play structures do not comply with current safety standards and pose life safety issues
4. Site paving is deteriorating throughout



5. ☒ Storm water management is poor on west elevation with ponding and asphalt deterioration.
6. ☒ Site lighting is inadequate, of mixed lamping, and marginal at entries.

#### CDE Guideline 1.2.4 Building Performance Standards:

1. ☒ Original Unit Ventilator Mechanical system at end of useful life.
2. ☒ Original boilers (circa 1955) are at the end of useful life.
3. ☒ Current mechanical system does not meet current ASHRAE fresh air requirements.
4. ☒ Original flat roof system had limited insulation. Over framed wooden truss sloped roof are un-insulated, non-ventilated attic space, and contains no fire sprinkler system. Poses significant long term maintenance and life safety issues for the district.
5. ☒ Exterior walls are un-insulated double wythe masonry walls.
6. ☒ Existing windows are single pane un-insulated units.
7. ☒ Electrical systems are out of date and undersized and parts are no longer available.
8. ☒ Interior Finishes: With the exception of the new addition, floor, hall and ceiling finishes are failing and need to be replaced.
9. ☒ Visible settlement cracks in CMU wall at cafeteria and twisted roof structure in storage room would need to be repaired. Roof structure has been stabilized.
10. ☒ Sanitary sewer and domestic water systems are failing and at the end of their useful life.
11. ☒ Plumbing fixtures are non-ADA throughout facility.
12. ☒ Building lighting is energy inefficient and not optimal for the educational environment.
13. ☒ NVAC: Heating system is old, in need of replacement – there is not proper ventilation or outside fresh air.

#### CDE Guidelines 1.2.5 Functionality of core educational programs.

1. ☒ Existing entry is not secure or supervised by administration.
2. ☒ Existing administration space is inadequate. (In adequate office, nurse, and conference rooms.)
3. ☒ Special Education spaces are undersized.
4. ☒ Library is undersized, un-insulated and adjacent to highway 151.
5. ☒ Computer lab is undersized and not acoustically separated from library.
6. ☒ Art Room is 80% of CDE guidelines.
7. ☒ Music Room is 80% of CDE guidelines and is not designed as a music room.
8. ☒ Kindergarten Rooms are 70% of CDE guidelines with non-complaint restrooms and inadequate storage.
9. ☒ Classrooms are in compliance with CDE guidelines for area per student.
10. ☒ Cafeteria is undersized and requires multiple lunch periods.

#### B. NEW K-5 ELEMENTARY SCHOOL (RENOVATED EXISTING INTERMEDIATE SCHOOL):

##### CDE Guideline 1.2.1 Health, safety, and security.

1. ☒ Existing Fire Alarm System is adequate but not code compliant; building does not have a fire sprinkler system.
2. ☒ Building exceeds building area for non-sprinklered buildings.
3. ☒ Existing cafeteria kitchen is undersized and inadequate for students served.
4. ☒ Classroom entries and door Hardware does not meet ANSI requirements.
5. ☒ Classroom existing on the east side of the building are not ADA accessible for access and egress.
6. ☒ Multiple non-secure entries occur on each side of the building.
7. ☒ Parking lot is not ADA accessible and does not meet ADA parking requirements.

##### CDE Guideline 1.2.2 Technology

1. ☒ Existing phone and public address system is antiquated but operational.
2. ☒ IT backbone is adequate and can be updated and expanded with facility.
3. ☒ Classrooms are power/data deficient.
4. ☒ School does not utilize (CATV) functions in classrooms.

##### CDE Guideline 1.2.3 Building Site Requirements

1. ☒ Site is adequate for use, but no separation is provided between playground and parking lots. Poses a safety hazard for students during recess.
2. ☒ Site access is limited, bus and parent circulation occurs in the same parking lot. Poses safety issues for staff, students, buses, and parents.
3. ☒ Existing site grading and drainage are inadequate are contributing to the deterioration of the exterior envelope of the building and structural stability of the building. Cracking is beginning to occur in existing building.
4. ☒ Playground is not ANSI compliant, existing play structures do not comply with current safety standards and pose life safety issues
5. ☒ Outdoor playing fields are inadequate and in disrepair. Inadequate drainage, sprinkler systems playing surfaces render existing fields un-usable the majority of the school year.

#### CDE Guideline 1.2.4 Building Performance Standards:

1. Existing Mechanical system at end of useful life.
2. Original boilers are operational but are low efficiency and in excess of 20 years in age.
3. Current mechanical system does not meet current ASHRAE fresh air requirements.
4. No air conditioning is provided in the existing facility which compromises the learning environment in the fall and spring due to temperatures in excess of 80 degrees in west and south facing classrooms.
5. Original sloped metal roof system has numerous leaks and poses a long term maintenance issue for the district. Adequate gutters and drainage system pose a long term maintenance issue for the district and have contributed to deterioration of existing exterior envelope and foundation systems.
6. Exterior walls are un-insulated double wythe masonry walls.
7. Existing windows are double pane insulated units but require significant renovation and refurbishment as the majority do not operate properly.
8. Electrical systems are out of date and undersized.
9. Natural and artificial light levels in classrooms are inadequate and do not comply with current educational standards.
10. Inadequate acoustical separation occurs between the majority of the classrooms due to the inadequate folding partition not designed for classroom applications.
11. Existing gas fired water heaters near the end of their useful life. Replace with energy efficient models.

#### CDE Guidelines 1.2.5 Functionality of core educational programs.

1. Existing entry is not secure or supervised by administration.
2. Existing administration space is inadequate. (In adequate office, nurse, and conference rooms.)
3. Special Education spaces are adequate
4. Occupational Therapy and Physical Therapy are not centrally located and do not comply with current educational standards.
5. Library is significantly undersized.
6. Computer lab is not adjacent to the library and not secure from corridor.
7. Art Room is 80% of CDE guidelines.
8. Music Room is 80% of CDE guidelines and is not designed as a music room.
9. Classrooms are in compliance with CDE guidelines for area per student.
10. Science room is 80% of CDE guidelines, but does not provide adequate secure storage and prep space.
11. Cafeteria and gymnasium share same space and inhibits PE curriculum.
12. Gymnasium does not have appropriate flooring or storage for PE program.

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

K-5 ELEMENTARY SCHOOL (RENOVATED EXISTING INTERMEDIATE SCHOOL): While the Ignacio Intermediate School is the newest facility in the district (built in 1987), it still requires substantial work to allow it to serve the district into the future. In addition to a full facility renovation, this option also includes approximately 19,771 SF of additions including a library, cafeteria, kitchen expansion, administration, and classroom wing. Storm water issues will be addressed across the entire site as the higher grade on the west side of the site drains down to the school. A new bus drop-off loop and staff parking will be provided on the north end of the site. The outside play areas/courts will be upgraded as well.

Some of the core facility upgrades include exterior envelope improvements (wall/door/window/insulation), accessibility and life/safety upgrades, installing a fire sprinkler system (the school does not currently have one), roof replacement, and upgrading the mechanical system. A new main entry and remodeled administration area will be built which will enable the school to have a secure entry requiring visitors to check in at reception. The library function will be relocated to a new addition adjacent to a new main entry. The existing gymnasium/cafeteria will become a dedicated gymnasium with a new wood floor. There will be opportunities to bring in natural light to the gymnasium with clerestory windows. A new cafeteria and kitchen addition will be built on the northeast side of the building allowing for service access and deliveries. Existing restrooms throughout will be made accessible and updated with water efficient fixtures and new finishes. The new classroom wing on the southeast side of the building allows for a dedicated drop-off for kindergarten adjacent to the playground. New finishes and paint will be provided throughout the whole school.

#### **How Urgent is this Project:**

K-5 ELEMENTARY SCHOOL (RENOVATED EXISTING INTERMEDIATE SCHOOL): The replacement of the existing elementary school (accomplished by the renovation of, and additions to, the existing Intermediate School) is necessary because the building fails to meet codes and educational standards and, despite the best efforts of the District, is in an advancing state of disrepair. Many critical deficiencies were identified in the CDE statewide building assessment. The cost to meet the life safety, energy usage, and programmatic needs of the school far outweigh the cost of relocating the school to the renovated Intermediate School building. Some of the health and safety issues (i.e. poor air quality from adjacent roads) are location-driven and far beyond the district's ability to control. Although in better condition, due in large part to its younger age, the Intermediate School, itself, lacks numerous life safety measures. The building envelope was poorly constructed in many ways, which is contributing to an enhanced rate of deterioration and provides the potential for significant repair bills.

**What is the Cost Associated with this Issue:** \$13,167,000

**How Does this Project Conform with the Construction Guidelines:**

K-5 ELEMENTARY SCHOOL (RENOVATED EXISTING INTERMEDIATE SCHOOL)

Renovation Area: 37,376 sq ft

Addition Area: 19,771 sq ft.

Square foot per student of existing facility (4-6): 217 sq ft.

Square foot per student of renovated facility (K-5): 152 sq ft

Site improvements:

1. Reconfiguration and expansion of existing bus and parent drop off loops
2. Reconfiguration of parking lot, parent drop off and building entries to meet ANSI requirements.
3. Renovation of existing playgrounds to meet current safety and ANSI requirements.
4. Refurbishment of existing turf fields.

Renovation areas will include:

1. Library to meet CDE guidelines,
2. Expansion of administration area to provide secure entry and adequate administrative space to meet CDE guidelines,
3. Upgrade of fire alarm, security systems, public address systems
4. Installation of a fire sprinkler system throughout the facility.
5. Renovation of current building to meet ANSI requirements for access, door hardware, restrooms.
6. Replacement of the existing mechanical and plumbing systems to meet current building codes.
7. Replacement of building electrical service and upgrades to existing electrical infrastructure for classrooms including lighting, IT, power distribution.
8. Replacement of existing roof and upgrade to meet current energy codes.
9. Replacement of existing finishes and acoustical improvements at all instructional spaces.

New construction includes:

1. Cafetorium to meet CDE guidelines and allow for adequate space for PE program in the existing gym, sf.
2. Kindergarten classrooms to meet CDE guidelines.
3. 1st and 2nd grade classrooms to match existing classrooms at 850 sq ft which exceeds CDE guidelines and allows for flexible reassignment of classrooms in future and accommodation of enrollment growth.,
4. Music Room to meet CDE Guidelines
5. Art Room to meet CDE Guidelines

**How Does the Applicant Plan to Maintain this Project if it is Awarded:**

The Ignacio School District allocates, on an annual basis, moneys to the Capital Reserve/Capital Projects Fund. The revised January 2011 budget shows a balance of \$880,529. This amount is to be used for capital expenditures and can be used for any major maintenance that may become needed for any new or renovated facilities.

Over the last five years, the District has spent an average of almost \$80,000 annually for maintenance costs district-wide. This amount will continue to be budgeted, but the costs are anticipated to actually go down after vacating the existing K-3 Elementary School and the renovation of the other buildings. As the new maintenance budget is established over the first few years following completion of the project, the unused funds will be transferred to the Capital Reserve Budget for long-term replacement.

The District budgets approximately \$260,000 annually for natural gas and electricity for four school campuses and the administration building. This amount will continue to be budgeted, but the costs are anticipated to actually go down after vacating the existing K-3 Elementary School and the renovation of the other buildings with better envelopes and more efficient HVAC equipment. As the new utility budget is established over the first few years following completion of the project, the unused funds will be transferred to the Capital Reserve Budget for long-term replacement.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time. Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

The existing K-3 Elementary School (proposed to be vacated) was constructed by the District in three major phases (1948, 1960, and 1992) and several minor additions. The existing Intermediate School (4-6) which is proposed to be converted to a K-5 Elementary School was constructed by the District in 1987.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

\$30,000

**CDE Comments:**

SF/STUDENT FOR THIS PROJECT IS 157 SF/PUPIL. SF FOR CAMPUS-WIDE MASTER PLAN PROJECT IS 302 SF/PUPIL, AND INCLUDES CONSOLIDATING 4 FACILITIES INTO 3 FACILITIES (ONE OF THEM BEING A NEW MS REQUIRING \$1.3M IN ROAD/SITE IMPROVEMENTS - NOT INCLUDED IN THIS APPLICATION). MASTER PLANNING PROCESS EXPLORED A DIFFERENT OPTION THAT RESULTED IN 270 SF/PUPIL AND CONSOLIDATED 4 FACILITIES INTO 2 EXISTING FACILITIES. THIS OPTION WAS NOT SELECTED BY THE DISTRICT & COMMUNITY. PROJECT INCLUDES INFLATION FACTOR OF 7%. DISTRICT ADVISED THAT HIGHER SF/PUPIL IS DUE TO RETAINING EXISTING FACILITIES AND ANTICIPATED GROWTH DUE TO PENDING HOUSING DEVELOPMENT IN THE AREA.

|  |                 |                                     |             |
|--|-----------------|-------------------------------------|-------------|
| <b>Funded FTE Count:</b>                                       | 768.00          | <b>Bonded Debt Approved:</b>        |             |
| <b>Assessed Valuation:</b>                                     | 451959202       | <b>Year Bond Election Passed:</b>   |             |
| <b>PPAV:</b>   | \$588,872.00    | <b>Bonded Debt Failed:</b>          |             |
| <b>Bonded Debt:</b>  | \$0.00          | <b>Year Bond Election Failed:</b>   |             |
| <b>Total Bonding Capacity:</b>                                 | \$90,391,840.00 | <b>2010 Bond Election Results:</b>  | NA          |
| <b>% of Bonding Capacity Used:</b>                             | 0.00%           | <b>Median Household Income:</b>     | \$16,306.00 |
| <b>Bond Capacity Remaining:</b>                                | \$90,391,840.00 | <b>Free or Reduced Lunch %:</b>     | 55.33%      |
| <b>Existing Bond Mill Levy:</b>                                | 0               | <b>State Financial Watch:</b>       | No          |
| <b>Who Owns the Facility:</b>                                  | District        | <b>Charter School Fund Balance:</b> | NA          |
| <b>If it's a 3rd Party Explain:</b>                            |                 | <b>Charter Authorizer Letter:</b>   | No          |
|  |                 | <b>Charter 3 Month Notice:</b>      | No          |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No              | <b>Charter Chartered for 5 Yrs:</b> | No          |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                 | <b>Year Built:</b>                  | 1950        |
|  |                 |                                     |             |
|  |                 |                                     |             |
|  |                 |                                     |             |

|                                    |   |                                    |                       |
|------------------------------------|---|------------------------------------|-----------------------|
| <b>Current Grant Request:</b>      | \$5,817,669.00  | <b>Affected Sq Ft:</b>             | 57,593.00             |
| <b>Current Applicant Match:</b>    | \$9,099,431.00  | <b>Master Plan Completed:</b>      | No                    |
| <b>Current Total Project Cost:</b> | \$14,917,100.00   | <b>CDE Minimum Match %:</b>        | 56                    |
| <b>Previous Grant Awards:</b>      | 0   | <b>Actual Match % Provided:</b>    | 61                    |
| <b>Previous Matches:</b>           | 0   | <b>Was a Waiver Required:</b>      | N/A                   |
| <b>Future Grant Requests:</b>      | 0   | <b>Stautory Waiver:</b>            |                       |
| <b>Future Matches:</b>             | 0   | <b>FCI:</b>                        | 57.54%                |
| <b>Total for all Phases:</b>       | \$13,561,000.00   | <b>CFI:</b>                        | 80.00%                |
| <b>Cost Per Pupil:</b>             | \$35,112.00   | <b>Inflation:</b>                  | 7                     |
| <b>Cost Per Sq Ft:</b>             | \$235.00  | <b>Historical Significance:</b>    | Yes-Granted Exemption |
| <b>Red Flags for Discussion:</b>   | High SF p/Pupil   | <b>Does this Qualify For HPCP:</b> | Required              |
| <b>Red Flags Explain:</b>          | District SF/student for ES project alone is not high at 157 SF/student, but it is high for the proposed master plan project which will result in 302 SF/student. District advised that higher SF/pupil is due to retaining existing facilities and anticipated growth due to pending housing development in the area. |                                    |                       |

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## SIERRA GRANDE R-30 - Sierra Grande K-12 - Reroof a PK-12 School

### School Name: Sierra Grande K-12

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 2            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 94,557       |
| Replacement Value:           | \$25,966,766 |
| Condition Budget:            | \$8,819,058  |
| Total FCI:                   | 33.96%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$4,340,800  |
| Total RSLI:                  | 19%          |
| Total CFI:                   | 50.7%        |
| Condition Score: (60%)       | 3.20         |
| Energy Score: (0%)           | 2.40         |
| Suitability Score: (40%)     | 3.88         |
| School Score:                | 3.47         |



**Q#110.4** - The roof covering is in poor condition with reported leaks. Score: 2



# SIERRA GRANDE SCHOOL DISTRICT R-30

April 5, 2011

Colorado Department of Education  
Capital Construction Assistance Board

Re: Hardship Request for Reduction of Required Match

Under direction of the Board of Education, I am writing this letter requesting a waiver of the District's required match under the current capital construction guidelines set by the Colorado Department of Education and Building Excellent Schools Today ("BEST"). Sierra Grande School District's configured match percentage of contribution is currently rated and equated at 32 percent (\$370,817) of the overall \$1,158,805 reroofing project. We ask that the state decrease this percentage of contribution by the school district to a 20 percent match of \$231,761 a reduction of \$139,056 in funding for the detailed project.

The need for the facility to be reroofed encompasses protecting the integrity of the building structure and must be addressed to ensure further damage to the facility. Reroofing the areas of the current roof that are failing would begin a rehabilitation of the highest prioritized areas diagnosed through the state facilities assessment. A reduction and waiver in the cost of the District's allocation would allow the District to begin construction planning for the project immediately and reroofing shortly thereafter.

The District has initiated additional funding avenues to support this project and has great confidence that financial assistance from a mill levy override will come to fruition beginning in 2012. Tax receipts gathered from the override would incorporate an additional \$350,000 into the general fund for capital construction and general operations annually. The District is also investigating a QZAB low interest loan or a lease purchase should the mill levy override die from a lack of support and is receiving professional advice from Stifel Nicolaus in this matter.

Regardless of acquired funding from the BEST grant, a reduction in the match requirement, or the failed attempt of a mill levy override, the District will move forward in establishing a greater fund balance reserve to address capital construction initiatives that will alleviate potential structural problems that will inevitably occur without the reroofing. The ability to acquire BEST funding however would allow the District the ability to address the total reroofing of the area specified in the project.

Attached to this letter is additional information that is offered in support of the District's desire for a reduction in the cash match as required by BEST legislation. We ask that the request for reduction to the District's matching funds be given full support by the Selection Committee. We recognize and understand that funding such a project solely through the use of the general fund would place an enormous hardship on the District and would not be financially prudent due to the shortfall in state revenues.

We appreciate your consideration and the efforts placed forth by the Capital Construction Committee in the support of capital construction initiatives and improvements throughout the State of Colorado

Respectfully submitted

Superintendent



## Sierra Grande Data Related to Waiver Request

### COUNTY AND DISTRICT DATA

Sierra Grande resides in one of the poorest counties in the state. In fact, nearly 27 percent of Costilla County residents live in homes with incomes below the national poverty level. This number is nearly three times the Colorado statewide number. More than 10 percent of Costilla County residents live in homes with an average income below 50 percent of the poverty level, nearly twice the number or average in Colorado.

### District's Assessed Valuation and Tax Receipts Reliance

Due to the State Budget Year dating from July 1 through June 30, the district does not receive the majority of funding revenues until the last three months of the year which has created a hardship in cash flow. The district borrows money annually from the state to make payroll and pay our bills.

|       | <u>Assessed Valuation</u> | <u>Tax Receipts</u> | <u>State Share</u> | <u>Loans</u>  |
|-------|---------------------------|---------------------|--------------------|---------------|
| 08-09 | \$46,928,297              | \$1,405,856         | \$1,235,212        | \$332,201     |
| 09-10 | \$61,937,187              | \$1,676,786         | \$944,234          | \$474,839     |
| 10-11 | \$64,891,117              | (p) \$1,689,057     | (p) \$769,039      | (p) \$222,170 |

### Percentage of Students Enrolled in District who are eligible for Free and Reduced Lunch

The percentage of students that qualify for Free and Reduced Lunch are extremely high in comparison to the state average. This is due to high number of socio-economically disadvantaged families that live in the district. 80% of the students in the district currently qualify and this number has remained consistent between 70-80% for the last five years.

|       | <u>Free and Reduced State Average</u> | <u>Free and Reduced Sierra Grande Average</u> |
|-------|---------------------------------------|---|
| 07-08 | NR                                    | 78%   |
| 08-09 | NR                                    | 77%   |
| 09-10 | 45.9%                                 | 81%   |

### District Debt

The district's has encumbered little debt over the last decade due to the inability of capital to invest in capital construction initiatives. Besides the construction of a 3,000 sq. ft. preschool in 2008, the district has made no renovations to sustain an aging facility since 1996. The District debt includes

| <u>District Indebtedness</u> | <u>Debt Balance</u> | <u>Date Retired</u> |
|------------------------------|---------------------|---------------------|
| General Obligation Bond      | \$1,574,000         | Dec/2015            |
| Lease Purchase               | \$76,000            | June/2012           |

### Capital Reserve

Capital Construction improvements to the district facilities have been few due to a shrinking fund balance. The district has made minimal improvements to the upkeep of the overall facility in areas such as transportation, boilers/heating system and communication. A history of capital reserve spending includes

|       | <u>Area/Improvement</u>           | <u>Capital Reserve Expenditures</u> |
|-------|-----------------------------------|-------------------------------------|
| 07-08 | Facility Upkeep                   | \$180,705                           |
| 08-09 | Preschool and Facility Upkeep     | \$89,352                            |
| 09-10 | Transportation/HVAC               | \$190,833                           |
| 10-11 | Transportation/Tech/Communication | (p) \$210,300                       |

**Bond History**

The district sought voter approval in 1996 to acquire a general obligation bond for a renovation and addition to the facility. The General Obligation Bond's principal and interest of \$3,387,973 was financed from tax receipts assessed through a bond redemption fund. The following data reveals the history, remaining debt, assessed mills, and fund balance reserve.

|       | <u>Mills</u> | <u>Payment</u> | <u>Indebtedness</u> | <u>Fund Balance Reserve</u> |
|-------|--------------|----------------|---------------------|-----------------------------|
| 07-08 | 6.5          | \$295,233      | \$2,016,142         | \$1,240,263                 |
| 08-09 | 6.3          | \$296,733      | \$1,779,967         | \$1,267,614                 |
| 09-10 | 5.1          | \$297,808      | \$1,641,608         | \$1,263,027                 |
| 10-11 | 5.1          | \$302,908      | \$1,574,181         | \$1,273,181                 |

The District plans to seek voter approval in November 2011 to retire the debt in December of 2011 and transfer the 5.1 mills to the General Fund Mill Levy to be used for capital construction improvements and general operations of the district. Based on current assessed valuation the 5.1 mills will generate just under \$350,000 annually to the General Fund. These additional funds will assist the district in providing matching funds for competitive grants such as the BEST project proposal.

**General Fund History/Reserve Uses**

The Board of Education has worked diligently to increase the General Fund Balance by reducing expenditures. The District has reduced expenditures and increased the General Fund Balance through reductions in administration and staffing. The goal of the District is to build an emergency reserve that will alleviate the need for borrowing funds from the state and be large enough to make payroll and pay outstanding debts for the period of three months. The following is a history of the ending fund balances for the last three years, a projection for the current year, and a history of the reduction of district expenditures for three years.

|       | <u>Ending Fund Balance</u> | <u>District Expenditures</u> |
|-------|----------------------------|------------------------------|
| 07-08 | \$385,171                  | \$2,779,428                  |
| 08-09 | \$466,591                  | \$2,740,313                  |
| 09-10 | \$532,930                  | \$2,631,803                  |
| 10-11 | \$560,000 (p)              | \$2,500,000 (p)              |

**Relevant Factors for Waiver Request Rationale**

Sierra Grande School District deserves a reduction in the requested waiver for several reasons. As you can see, with the dramatic increase in assessed valuation the district is running into a cash flow problem. At the end of March of the current fiscal year, the district has received only 47% of the projected revenue. This is the revenue picture after nine months of the current budget year. I say projected because due to the rise in assessed valuation the district finds itself more reliant on local property taxes, and in the rough economic times we are facing in our county and state this leaves a very uncomfortable feeling about using general funds to invest in areas of capital construction. The District does not wish to use the bulk of the General Fund Balance as a match due to this reason.

Another reason the District request a reduction in the match towards the BEST grant is that our ability to borrow funds annually from the State of Colorado in the future is in question. The Governor and Legislature have already discussed the possibility of charging interest or doing away with the program altogether. The District recognizes the importance of building a large enough fund balance to weather the months where loans from the State of Colorado may not be available.

We understand the importance of replacing an aging roof and the District has never backed down from renovating needed areas within the District Facility. Renovations over the last four decades show a proven track record of the District efforts to maintain a facility that is conducive to learning. The District should not be penalized for the efforts of our community to maintain a facility that does not need replaced, but should be rewarded with a reduction in the matching cost to uphold the facilities structural integrity.

Last, but not least, the District deserves a reduction in the required match for the BEST grant because frugal practices are in place that have reduced expenditures and increased the General Fund Balance. These practices show the ability and reserve of the District Leadership to build a sound financial plan for the future. We understand however that there is cost to reducing expenditures and that building a stronger General Fund Balance unfortunately may have a cost associated with the District's overall ability to educate children in a healthy, safe, and stimulating environment.



# CDE BEST FY11-12 Grant Application Summaries

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

**Sort Order #:** 121

**County:** COSTILLA

**Applicant Priority #:** 1

**Project Title:** Reroof a PK-12 School

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

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

The Sierra Grande School has served the community since 1956; experiencing roof problems for years. While repairing common leaks is a solution, the school has roof systems where leaks cannot be repaired, pinpointed or remedied. Additions and remodels have occurred in the past to incorporate advanced educational learning systems within. Some have impacted /encapsulated the roof assemblies.

The structure contains both Flood and Gravel Built-Up Roofing (classroom areas) and a Metal Panel Roofing System ("MPRS") over framing; some have been in service for nearly 55-years.

The 1956 Flood & Gravel BUR (approx. 20% of the roof) demonstrates nearly flat slope conditions, no overflow drainage support and no walkway protection. This BUR was applied to ½-inch perlite recovery board, bonded to wood roof decking and steel joist framing. Moisture has penetrated the roof decking substrate that will need to be evaluated at roofing demolition; saturated or decayed decking would be replaced. Steeper tapered insulation and overflow drains will be added to improve storm water management.

The 1956 MPRS (approx. 55% of the roof) is over the main gymnasium and surrounding areas. With a 1990 addition, roof planes were added for larger athletic/academic needs. Galvanized, pressed and shop fabricated MPRS were used, yet the panel slopes were reduced; impacting the roof performance. The combination of both wind and drift accumulating snow has compromised the roof joints. They simply cannot resist the high level of water intrusion; an application of sprayed polyurethane foam "SPF" was applied to unify these two roofs. We summarize that this SPF layer was to improve weather resistance. However, it too has failed and water intrusion remains a major problem.

The last 1996 addition was for academic and administrative areas to the school. They were roofed with a pre-finished MPRS (Decks #1A, #1B and #4); these have lateral seams perpendicular to slope which can be a source of moisture intrusion. Continuous panels should have been used for the weather environment typical of this site.

Built in 1993, is the pre-engineered metal structure (Technical Lab Area). The MPRS is a galvanized, pressed and shop fabricated metal secured directly to the supporting structure framing with blanket insulation below. The panels have both longitudinal and lateral lap seams sealed with a butyl sealant (not for 35 years of protection) that has over the decades of weathering cycles simply dried out allowing moisture intrusion.

This MPRS roof has adequate slope and are in sound condition, but the sealant cannot protect the envelop. Sealant at the MRPS terminations (building's ridge, lateral panel seams, mechanical penetrations, etc.) must be removed and replaced. The repair; using material comprised of 100% solids will extend the roof service life for another five years. However, a long term solution remains necessary for roofing.

Many of these roof assemblies are holding/transferring moisture within their construction. The school experiences a number of independent roof leaks scattered throughout the building after measurable rainfalls or snow melts; the sheer lack of measurable moisture has been a benefit to the building. A major concern will be the condition of the decking material with respect to decay, rust and mold spore generation. The risk of roof failure can increase with continued deck degradation combined with a large static or drift snow load possible.

Limited roofing tear off and overlay of new systems will improve the schools vital Health Safety and Welfare conditions. It will also increase overall energy efficiency and provide the school with the longest lasting, weather-resistant roofing system available.

**Issue:** Roof

### **Deficiencies Associated with this Issue:**

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

- Many of the fourteen (14) roof planes are currently compromised by age or poor design and can no longer adequately protect the building occupants and equipment.
- Several roof areas lack adequate slope to shed water and snow from surface to drains.
- The lack of design continuity has created opportunity to significant snow drift accumulation and water intrusion.
- Lateral roof panel seams and sealant shrinkage have resulted in failure of the roofing surface's water resistance ability. The extreme thermal expansion/contraction this roofing surface can encounter was not adequately addressed.
- Areas sprayed with SPF were presumed leaking prior and this surface material application.
- Moisture intrusion of the roofing assembly may lead to possible mold spore growth within the building environment.
- The Tech Lab Building is a pre-engineered structure built in 1993. The roof has several ongoing leaks; the result of joint sealant material (a Butyl material that was not 100% solid) that has dried out and shrunk in volume leaving wind driven rain opportunity to enter the building.

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

The original flood and gravel BUR will be replaced with a new 30-year warranted assembly including proper tapered insulation and overflow roof drains. The BUR roofing assemblies are to be removed down to core building structure; said structure will be inspected and any water damaged decking replaced. The BUR system with flood and gravel coating provides 300 mils of thickness and redundant layers of waterproofing.

The metal panel roofing assemblies will be recovered with new single length (rolled on-site) metal panels, independently secured to the existing building structure. This can be performed with limited removals and loss of weather protection during installation.

Replacement of these roofing planes will warrant the renovation of several existing mechanical equipment positions. Those affected will be raised and a minimum curb height of 12-inches will be achieved. Upon completion, all roof equipment will be adequately curb-supported and flashed to protect the water resistive integrity of the curb flashing.

The majority of the roofs on the school presently have code minimum insulation. The new roofing system(s) will obtain all insulation values and meet or exceed IBC and IECC Code and if budget conditions warrant, additional insulation will be incorporated to exceed those minimum values. The system contains a recycled content of 33% and contributes to LEED principles.

The new roofing assemblies proposed will be designed and installed throughout the structure and the proposed designs will protect/warrant the building envelop for a minimum of 30-years and can provide performance characteristics of 40 years; meeting and exceeding both the requirements of published NRCA guidelines, IBC, IECC and aligning with CDE's philosophy of long lasting systems. Review and acceptance of manufacturer shop drawings, wind and drainage calculations, and taper designs will be completed prior to installation commencement.

### **How Urgent is this Project:**

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

This intrusion can lead to further damage to the structural decking and potential framing failure. Moisture intrusion may also lead to possible mold spore generation within the building construction. Both of these would be catastrophic to the occupants and equipment being protected by these roofing assemblies.

**What is the Cost Associated with this Issue:**      \$1,158,805

### **How Does this Project Conform with the Construction Guidelines:**

Our grant request proposes to return the existing construction back to PSCG conformity under Sections 1.2.1, 3.1, 3.2, 3.2.1, 3.2.1.6, 3.2.1.8, 6.1 and 6.3.

Sec. 1.2.1 Portions of the Sierra Grande School building have several deficiencies applicable to the health, safety and environmental codes and standards as required by state and federal law. Water intrusion, maintenance of structural integrity and Indoor Air Quality are all significant areas of concern.

Sec. 3.1 Portions of the Sierra Grande School building do not have a sound roofing system. Moisture intrusion, wind exposure are compromised.

Sec. 3.2 Portions of the Sierra Grande School building do not have a weather tight roofing system that adequately protects the building occupants and property nor (in some areas) does it allow all water to positively drain off the roof surfaces.



Sec. 3.2.1.1 New BUR roofing assemblies will be installed on portions of the Structure that will protect the building's occupants and property within. Said roofing will protect for a minimum of 30-years to meet/exceed the requirements of published NRCA guidelines and building code requirements.

Sec. 3.2.1.6 The existing MPRS (over the main school) are no-longer weather resistant to protect the building and its occupants. The existing MPRS will be re-used where practical as a decking substrate for new panels. The new panels will be field formed/fabricated to full length spans and designed for local climate challenges. The new roofing will protect for a minimum of 30-years to meet/exceed the requirements of published NRCA guidelines and building code requirements. For the existing Industrial Arts Building, new sealant repairs within the roof panel joint connections will improve the weather ability of the roofing assembly and resist water/wind intrusion, extending the service life of this metal roofing assembly.

Sec. 3.2.1.8 The existing sprayed polyurethane foam (SFP) will be removed from primary use as a weather protection layer, but will remain as a concealed insulation support product. Where necessary for new structure installation, this product will be completely removed from the roofing construction..

Sec. 6.1 These proposed improvements to the existing roofing assemblies will extend the service life of the Structure and protect the students, staff and property. This structure remains a vital part of the local community; is not identified for replacement in any projected short or long term span and must be kept in good / working condition.

Sec. 6.3 These new improvements of the roofing assemblies will reduce moisture transfer and reduce potential for certain long term deficiencies in the school building structure. Limited building code improvement will be further achieved relative to overflow storm water management.

**How Does the Applicant Plan to Maintain this Project if it is Awarded:**

The Sierra Grande SD maintenance director will periodically and systematically perform a visual observation of the roof conditions within the facility in detail and will (as necessary) recommend repair/maintenance of these systems be performed.

In addition, our roofing solution will provide a 30-year watertight warranty (issued from the manufacturer) providing regionally adequate wind and moisture protection. The manufacturer will also provide bi-annual inspections of the completed roofing assembly and make any repairs necessary for those same 30-years.

The Sierra Grande SD will allocate \$5,000.00 (annually) in Capital Renewal Funds for future roof replacement efforts at this facility.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time. Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

The Sierra Grande ES / Jr/Sr HS facility was built in 1956 with a several additions constructed in 1990, 1993 and 2008 and renovations performed in 1996. District budget prohibits the complete building from consideration with respect to this BEST Grant request. Roof Decks #1A, #1B, #4, #9, #10, #13 and #14 (approximately 22000 gsf) are not part of this effort. The district personnel performs regular maintenance on this building however, the level of maintenance necessary for these failed roof assemblies far exceeds traditional staff and funds available.

The roof areas in question can no longer provide adequate moisture and thermal protection to the building envelop, its occupants and equipment within.

Nearly 100% of the roofing areas have exceeded their warranty period and have degraded beyond a level of preventative maintenance and repair. Moisture regularly enters the building, disrupting education activities, damaging property and potentially compromises the building structure and potential for mold spore generation.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

\$5,000.00

**CDE Comments:**

**Funded FTE Count:** 246.00  
**Assessed Valuation:** 64891117  
**PPAV:** \$264,322.00  
**Bonded Debt:** \$1,670,000.00  
**Total Bonding Capacity:** \$12,978,223.00  
**% of Bonding Capacity Used:** 13.00%  
**Bond Capacity Remaining:** \$11,308,223.00  
**Existing Bond Mill Levy:** 5.1  
**Who Owns the Facility:** District  
**If it's a 3rd Party Explain:**  
 NA  
**Is the Facility in a Lease Purchase Agreement:** No  
**If a Charter School, Where will the Facility Revert To:**  
 NA

**Bonded Debt Approved:**  
**Year Bond Election Passed:**  
**Bonded Debt Failed:**  
**Year Bond Election Failed:**  
**2010 Bond Election Results:** NA  
**Median Household Income:** \$11,981.00  
**Free or Reduced Lunch %:** 77.38%  
**State Financial Watch:** No  
**Charter School Fund Balance:** NA  
**Charter Authorizer Letter:** No  
**Charter 3 Month Notice:** No  
**Charter Chartered for 5 Yrs:** No  
**Year Built:** 1958

**Current Grant Request:** \$945,330.32  
**Current Applicant Match:** \$236,332.58  
**Current Total Project Cost:** \$1,181,662.90  
**Previous Grant Awards:** 0  
**Previous Matches:** 0  
**Future Grant Requests:** 0  
**Future Matches:** 0  
**Total for all Phases:** \$1,158,805.00  
**Cost Per Pupil:** \$4,562.00  
**Cost Per Sq Ft:** \$14.00  
**Red Flags for Discussion:** Waiver request  
**Red Flags Explain:** Partial Waiver Request

**Affected Sq Ft:** 78,130.00  
**Master Plan Completed:** No  
**CDE Minimum Match %:** 32  
**Actual Match % Provided:** 20  
**Was a Waiver Required:** Yes  
**Stautory Waiver:**  
**FCI:** 37.54%  
**CFI:** 56.00%  
**Inflation:** 2  
**Historical Significance:** Yes-Granted Exemption  
**Does this Qualify For HPCP:** Not Required

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## ST VRAIN RE 1J - Frederick HS - HS ACM Abatement and Partial Roof Replacement

### School Name: Frederick HS

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 2            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 127,487      |
| Replacement Value:           | \$34,937,764 |
| Condition Budget:            | \$15,784,572 |
| Total FCI:                   | 45.18%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$6,854,200  |
| Total RSLI:                  | 18%          |
| Total CFI:                   | 64.8%        |
| Condition Score: (60%)       | 3.04         |
| Energy Score: (0%)           | 2.12         |
| Suitability Score: (40%)     | 4.43         |
| School Score:                | 3.60         |



**Q#110.4** - The roof covering is in poor condition with reported leaks. Score: 2

# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** ST VRAIN RE 1J **Sort Order #:** 112  
**County:** BOULDER **Applicant Priority #:** 1  
**Project Title:** HS ACM Abatement and Partial Roof Replacement

|  |                                     |  |   |
|--|-------------------------------------|--|---|
| <input type="checkbox"/> Addition                      | <input type="checkbox"/> Fire Alarm | <input checked="" type="checkbox"/> Roof                   | <input type="checkbox"/> Water Systems      |
| <input checked="" type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting   | <input type="checkbox"/> School Replacement                | <input type="checkbox"/> Window Replacement |
| <input type="checkbox"/> Boiler Replacement            | <input type="checkbox"/> ADA        | <input type="checkbox"/> Security                          | <input type="checkbox"/> New School         |
| <input type="checkbox"/> Electrical Upgrade            | <input type="checkbox"/> HVAC       | <input type="checkbox"/> Facility Sitework                 | <input type="checkbox"/> LandPurchase       |
| <input type="checkbox"/> Energy Savings                | <input type="checkbox"/> Renovation | <input checked="" type="checkbox"/> Project Other Explain: | New Tennant Finishes due to ACM removal.    |

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

The statewide BEST Audit of 2009 identified Frederick HS as needing a roof replacment in 2009. The District was able to afford about half of the replacement costs at that time. Other school facilities needed roof replacements as well and half of Frederick was deferred until 2012. The roof is leaking water into the school. The ceiling tiles in that area contain Asbestos. If one tile falls down the district will be forced to close the school for a day and report to AHERA that a major fiber release occurred. The clean up cost will be between 5k-10K per incident. The roofs' condition seriously impacts life safety concerns for the schools students and staff with the possibility of an ACM release looming.

Saint Vrain Valley School District has never had the ability to fund roof repacements out of Capital monies. The district has had to rely on Bond Dollars to accomplish this important maintenance need. The borrowed money takes 30 years to repay and triples the final project cost. The worst outcome from this funding method is that the roof's expected life is 20 years. The district will pay 10 years beyond that to pay off the original debt. The BEST Program's Cash Grant offers the District the oppportunity to pay the debt off in approximately 15 years instead of 30 years. This will save the district approximately 50% in intrest savings.

### Issue: Asbestos Abatement

#### Deficiencies Associated with this Issue:

The major area of concern is the ACM ceiling tiles. If a tile falls or is accidentally moved by staff the district may face an AHERA major asbestos release. There are other materials that would be removed at the same time due to the economy already in place once the containment is constructed. Vinyl Asbestos floor tiles, fire doors, transite panels, sinks and fume hoods.

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

There are large and diverse quantities of asbestos containing materials inside Frederick High School. An up to date and through AHERA management plan is in place for Frederick High School. That plan allows the district to identify scope, quantities and cost. The solution is to remove 85-90 percent of the materials identified in our Management Plan. (Attached)

#### How Urgent is this Project:

The inability of District maintenance staff to access the infrastructure located above the ACM ceiling tiles is a major concern. Simple tasks off of a preventative maintenance schedule cannot be accomplished until the asbestos is removed. The ACM needs to be removed on an urgent basis before the district can properly maintain a portion of this facility.

**What is the Cost Associated with this Issue:** \$297,563.00

### Issue: Other

#### Deficiencies Associated with this Issue:

When removing asbestos containing materials from a school facility the removal often contaminates contiguous materials during the abatement process. The Frederick High School abatement will impact ceiling grid, ceiling lights, ceiling tiles, painted drywall surfaces and floor coverings. All of those finishes will need to be replaced do to there being contaminated during abatement.

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

After the asbestos containing materials have been removed the contractor will start the "put back" stage of this abatement project. The contractor will restore the facility to its existing condition or better. An example would be installing a new suspended ceiling system with the appropriate number of light fixtures.

#### How Urgent is this Project:

This Grant application can be divided into 3 phases within a total project. The urgency is that they are all co-dependent on one another. The put back after abatement is required by both the division of Fire Safety and the Local Fire Marshall. The finishes need to be in place before a Certificate of Occupancy will be issued. Without a CO in hand the district cannot occupy the facility for the

start of fall classes.

**What is the Cost Associated with this Issue:** \$501,865.77

**Issue:** Roof

**Deficiencies Associated with this Issue:**

The facility has forty one thousand square feet of roofing that is beyond its manufacturer's suggested useful life of twenty years that needs to be replaced. Water leaks are an ongoing maintenance problem. The potential to close school is a real concern due to the water leaking on to the ACM ceiling tiles.

**Proposed Solution to Address the Deficiencies Listed Above:**

The first step is to design the bid documents and work scope. The project will then be hard bid. The work will be awarded to the lowest qualified bidder. The failed roof areas will need to be torn off and replaced with new materials and metal flashings.

**How Urgent is this Project:**

Leaking roofs cause many health issues. One example would be the growth of mold. In this facility the roof leaks have the potential to cause a major asbestos fiber release as the acoustic grid ceiling tiles contain asbestos materials. Our maintenance staff cannot conduct any repairs above that ACM drop ceiling.

**What is the Cost Associated with this Issue:** \$504,500.00

**How Does this Project Conform with the Construction Guidelines:**

3.2. A weather-tight roof that drains water positively off the roof and discharges the water off and away from the building. All roofs shall be installed by a qualified contractor approved by the roofing manufacturer to install the specified roof system and shall receive the specified warranty upon completion of the roof. The National Roofing Contractors Association (NRCA) divides roofing into two generic classifications: low-slope roofing and steep-slope roofing. Low-slope roofing includes water impermeable, or weatherproof types of roof membranes installed on slopes of less than or equal to 3:12 (fourteen degrees). Steep slope roofing includes watershedding types of roof coverings installed on slopes exceeding 3:12 (fourteen degrees);

**How Does the Applicant Plan to Maintain this Project if it is Awarded:**

The district has a preventative maintenance plan in place funded through the General Fund. The materials used in this grant will be inspected on a biannual basis. Minor repairs will be done at the time the PM inspection takes place. SVVSD's maintenance department is funded at approximately \$0.32 cents per square foot. That amount will generate approximately \$32,275.00 dollars for needed labor and materials at Frederick HS.

The roof will carry a 10 year warranty. The architectural "put back" materials have a manufacturers life span ranging from 20-30 years.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time. Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

A new school was constructed in 1970. The original facility was 45,860 square feet. In 1979 another addition was built. Its size was 41,544 square feet. The funding source was the 1974 Bond. In 1982 a third addition was added bringing a gym and more classrooms. Last an auditorium and new administration addition was built in 1999. The funding source was the 1997 Bond.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

NA

**CDE Comments:**

THE DISTRICT HAS INCLUDED VAT REMOVAL NOT IMPACTED BY THE LEAKING ROOF. THE COSTS ASSOCIATED WITH THIS WORK HAVE BEEN IDENTIFIED AND ARE \$47,369.

**Funded FTE Count:** 25,557.00  
**Assessed Valuation:** 2338789583  
**PPAV:** \$91,513.00  
**Bonded Debt:** \$391,990,000.00  
**Total Bonding Capacity:** \$467,757,917.00  
**% of Bonding Capacity Used:** 84.00%  
**Bond Capacity Remaining:** \$75,767,917.00  
**Existing Bond Mill Levy:** 13.87  
**Who Owns the Facility:** District  
**If it's a 3rd Party Explain:**

**Is the Facility in a Lease Purchase Agreement:** No  
**If a Charter School, Where will the Facility Revert To:** NA

**Bonded Debt Approved:** \$401,900,000.00  
**Year Bond Election Passed:** 02.08  
**Bonded Debt Failed:** \$353,075,000.00  
**Year Bond Election Failed:** 01  
**2010 Bond Election Results:** NA  
**Median Household Income:** \$26,128.00  
**Free or Reduced Lunch %:** 33.44%  
**State Financial Watch:** No  
**Charter School Fund Balance:** NA  
**Charter Authorizer Letter:** No  
**Charter 3 Month Notice:** No  
**Charter Chartered for 5 Yrs:** No  
**Year Built:** 1970

**Current Grant Request:** \$731,505.00  
**Current Applicant Match:** \$702,817.00  
**Current Total Project Cost:** \$1,434,322.00  
**Previous Grant Awards:** 0  
**Previous Matches:** 0  
**Future Grant Requests:** 0  
**Future Matches:** 0  
**Total for all Phases:** \$1,303,929.00  
**Cost Per Pupil:** \$1,507.00  
**Cost Per Sq Ft:** \$18.00  
**Red Flags for Discussion:** None  
**Red Flags Explain:**

**Affected Sq Ft:** 70,043.00  
**Master Plan Completed:** No  
**CDE Minimum Match %:** 49  
**Actual Match % Provided:** 49  
**Was a Waiver Required:** N/A  
**Stautory Waiver:**  
**FCI:** 45.18%  
**CFI:** 64.80%  
**Inflation:** 0  
**Historical Significance:** NA  
**Does this Qualify For HPCP:** Not Required



# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## LAKE R-1 - Westpark ES - ES Renovation

### School Name: Westpark ES

|                              |             |
|------------------------------|-------------|
| Number of Buildings:         | 1           |
| All or Portion built by WPA: | No          |
| Gross Area (SF):             | 41,019      |
| Replacement Value:           | \$9,465,548 |
| Condition Budget:            | \$5,550,011 |
| Total FCI:                   | 58.63%      |
| Energy Budget:               | \$14,357    |
| Suitability Budget:          | \$448,500   |
| Total RSLI:                  | 10%         |
| Total CFI:                   | 63.5%       |
| Condition Score: (60%)       | 3.19        |
| Energy Score: (0%)           | 2.02        |
| Suitability Score: (40%)     | 4.51        |
| School Score:                | 3.72        |



# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** LAKE R-1

**Sort Order #:** 80

**County:** LAKE

**Applicant Priority #:** 2

**Project Title:** ES Renovation

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

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

Phase 2

Lake County School District Comprehensive Plan

West Park Kindergarten School

West Park Elementary School is currently utilized as a Grade 1-4 Elementary School and includes core curriculum, music, physical education, special education and technology programs. The Master plan recommends renovation and modernization of the existing building per the state assessment to address health and safety needs, and re-purposing the facility as a Kindergarten School and District Administration Office.

Minor renovations will need to be made to accommodate the needs of the District Administration. It should be noted that the kindergarten will require 10 classrooms. 5 for the kindergarten classes and 5 for Music, technology, special education, Title I and ESL. The total square foot per student will be 87 sf. calculated without the offices for administration and the board room.

Margaret J. Pitts Elementary currently houses District Kindergarten classes, as well as Preschool and HeadStart programming known as The Center. With the district plan, Kindergarten will move to West Park.

## Issue: Renovation

### Deficiencies Associated with this Issue:

- The majority of the site components are beyond their useful life, missing or damaged.
- Much of the building condition deficiencies show at least a need for deferred maintenance and modernization, but many are beyond their life.

For West Park Elementary School, the proposed improvements include the demolition of the round building and hallway connector. This existing structure was constructed with minimal insulation and inefficient windows. The removal of this portion of the building will have a positive impact on future utility usage. The proposed building renovations and systems upgrades will allow for more efficient systems with the goal to lower operational costs of the facility.

**Pedestrian Patterns** Pedestrian traffic typically arrives along all sides of the site/building. Cross walks allow for crossing the street and school driveways. The site is surrounded by residential. Portions of exterior concrete walks need replacement. Asphalt areas are in need of replacement. Due to the freeze and thaw nature of the local environment, exterior paving has a short life expectancy. Frequent plowing and ice thawing chemicals have impacted the surface of the pavement. Future sidewalk design should consider location and proper ADA features. The city sidewalk system leading to the site is antiquated and inconsistent. In the winter sidewalks are often impassable. New sidewalks should be wide enough to accommodate frequent mini snow plow use.

Within the past 10 years the district had a light fixture upgrade, most lighting is typically T8. The district has an annual replacement program for exit lighting to convert to LED. Additional plug loads on the overall system will require additional power to the facility, panel boards, etc.

All future building improvements should accommodate roof drainage and discharge away from the building. The melting water re-freezes near the entry ways and on some sidewalk areas. This needs to be address with renovations as it causes a safety hazard.

No portions of this building have a sprinkler system.

It is expected that the main water and sewer lines serving the building will need to be upgraded to accommodate the proposed

improvements. We need to investigate by age and need, what type of increased capacity may be necessary for the increased usage or whether there will need to be an added line for the sprinkler system. The age/quality and size of these lines will need to be improved in order to service the building improvements.

The boiler was replaced in 2000. The pumps should be replaced within the next 5 years. The original piping for domestic water system is in place.

Activity Fields Student play areas occur to the north and east of the school building. There is a generous amount of land area on the north side of the building before residential use occurs. This area is currently not well utilized by the district, but would be available for future expansion needs for bus, parking or play areas.

The existing site lighting is average in terms of quantity and providing safe illumination levels. Future improvements should consider the use of high efficiency lighting (poles, pedestrian and building wall packs) with the design reviewed with school administration and district security personnel.

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

- Removal of round building will decrease building operational costs (lower utility bills) since building construction is not of high R-Value
- Vehicles drop off and pick up along the southern side of the school adjacent to the main entry. As part of the master plan proposal, improvements to the vehicle loop are proposed to both improve and re-pave the loop
- Bus Patterns School buses drop off and pick up along the northwest side of the school. This area is adjacent to the loading dock. As part of the building improvements, it is suggested the bus loop drop off remain in the same general area but access the school at the hallway on the south side of the gym. With the demolition of the round building and hallway connector this is a positive improvement. This would eliminate the current situation of the student access from buses interfering with the loading dock area.
- The building will need a sprinkler system installed.
- Relocating administration will provide appropriate amenities for central administration while allowing opportunities for dual use by school (conference room, training room)
- By Utilizing West Park Elementary as a Kindergarten School and shared District Administration Facility, the staff can have better facilities and more space for operations, training and meetings. However, by making this transition, the number of students decreases from the current use and the apparent square footage per student seems artificially high. However, given that West Park will be used for Kindergarten only, it's important to note the increased square footage requirements for that age group. Also, anticipated increase in numbers would be able to be accommodated if the district had an additional kindergarten classroom
- Electrical power will need to be upgraded to accommodate the proposed improvements. The expected implementation of the district technology plan will require additional outlets/increased plug loads.

West Park Elementary Plan utilizes existing resources Plan allows for 21st century learning environments.

Maintains a singular focus on Kindergarten programs exclusively. The facility will accommodate the need for expanded kindergarten and rooms for support services to the kindergarten students.

#### **How Urgent is this Project:**

Urgency:

The need to address overcrowding is critical and must occur within the next year. Our elementary students need the space that this change will provide—including our kindergarten. The kindergarten currently cannot grow in the location it occupies. Providing elementary space at the middle school site and freeing up space at West Park will address the overcrowding issue as well as safety issues and upgrades to technology for all levels.

**What is the Cost Associated with this Issue:** \$5,986,126

**How Does this Project Conform with the Construction Guidelines:**

The West Park Renovation will conform with the Public Schools Construction Guidelines that will include site work, the renovation of classrooms, the demolition of a portion of the unusable building, the heating units and the upgrade of the plumbing and fixtures.

They will all conform to the guidelines. The items will include upgraded heating and ventilation, security systems in place, sidewalks replaced and made compliant and safe.

Guidelines 1.2.1 include health and safety issues mentioned in the deficiencies.

3.3-Continuous and unobstructed path of egress. Doors with proper hardware.

3.5--Fire alarm system

3.6--Managed hazardous materials

3.9--Secured facilities including a video systems and main entrance with visible monitoring

3.17--Compliance with ADA

3.18--Separate pedestrian and vehicular traffic

3.18--Dedicated bus staging

3.185--maintained sidewalks

**How Does the Applicant Plan to Maintain this Project if it is Awarded:**

Our school district sets aside a minimum of \$250,000 per year for capital reserve. This will continue but a portion set aside for capital renewal annually. The funds will be used for maintenance as well as replacing portions of the project as needed throughout the life of the building.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time. Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

West Park Elementary was built in 1962. It is currently used as a grades 1-4 facility. The building needs renovation to meet the safety needs of our assessments. Also, classroom space is not adequate and in the district's three phase plan, the grades 1-4 will move to the middle school building, the kindergarten will move to West Park after renovation and the administration building will be closed, used for storage. The offices will also be moved into the elementary school. The school will need to have heating system upgrade, demolition of a section of the building that is no longer functional and site work.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

0

**CDE Comments:**

LAKE SD SEPARATED THEIR PROJECT INTO THREE SEPARATE GRANTS BUT IT IS ONE PLAN. IT IS POSSIBLE THAT FUNDING THEIR 1ST PRIORITY COULD SET THE PLAN IN MOTION, BUT IDEALLY ALL THREE WOULD BE AWARDED AT THE SAME TIME. INFLATION IS BASED ON 3.08% PER YEAR FOR 3 YEARS.

|  |                 |                                     |                |
|--|-----------------|-------------------------------------|----------------|
| <b>Funded FTE Count:</b>                                       | 1,034.00        | <b>Bonded Debt Approved:</b>        | \$2,000,000.00 |
| <b>Assessed Valuation:</b>                                     | 108260409       | <b>Year Bond Election Passed:</b>   | 03             |
| <b>PPAV:</b>   | \$104,650.00    | <b>Bonded Debt Failed:</b>          | \$2,500,000.00 |
| <b>Bonded Debt:</b>  | \$530,000.00    | <b>Year Bond Election Failed:</b>   | 08             |
| <b>Total Bonding Capacity:</b>                                 | \$21,652,082.00 | <b>2010 Bond Election Results:</b>  | NA             |
| <b>% of Bonding Capacity Used:</b>                             | 2.00%           | <b>Median Household Income:</b>     | \$18,524.00    |
| <b>Bond Capacity Remaining:</b>                                | \$21,122,082.00 | <b>Free or Reduced Lunch %:</b>     | 70.62%         |
| <b>Existing Bond Mill Levy:</b>                                | 1.64            | <b>State Financial Watch:</b>       | No             |
| <b>Who Owns the Facility:</b>                                  | District        | <b>Charter School Fund Balance:</b> | NA             |
| <b>If it's a 3rd Party Explain:</b>                            |                 | <b>Charter Authorizer Letter:</b>   | No             |
|  |                 | <b>Charter 3 Month Notice:</b>      | No             |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No              | <b>Charter Chartered for 5 Yrs:</b> | No             |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                 | <b>Year Built:</b>                  | 1962           |

NA

|                                    |                       |                                    |                       |
|------------------------------------|-----------------------|------------------------------------|-----------------------|
| <b>Current Grant Request:</b>      | <b>\$3,687,454.00</b> | <b>Affected Sq Ft:</b>             | 41,019.00             |
| <b>Current Applicant Match:</b>    | <b>\$2,897,285.00</b> | <b>Master Plan Completed:</b>      | Yes                   |
| <b>Current Total Project Cost:</b> | <b>\$6,584,739.00</b> | <b>CDE Minimum Match %:</b>        | 44                    |
| <b>Previous Grant Awards:</b>      | 0                     | <b>Actual Match % Provided:</b>    | 44                    |
| <b>Previous Matches:</b>           | 0                     | <b>Was a Waiver Required:</b>      | N/A                   |
| <b>Future Grant Requests:</b>      | 0                     | <b>Stutory Waiver:</b>             |                       |
| <b>Future Matches:</b>             | 0                     | <b>FCI:</b>                        | 58.63%                |
| <b>Total for all Phases:</b>       | <b>\$5,986,126.00</b> | <b>CFI:</b>                        | 63.50%                |
| <b>Cost Per Pupil:</b>             | <b>\$58,687.00</b>    | <b>Inflation:</b>                  | 3                     |
| <b>Cost Per Sq Ft:</b>             | <b>\$156.00</b>       | <b>Historical Significance:</b>    | Yes-Granted Exemption |
| <b>Red Flags for Discussion:</b>   | None                  | <b>Does this Qualify For HPCP:</b> | Required              |
| <b>Red Flags Explain:</b>          |                       |                                    |                       |

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## Paradox Valley Charter School- PK-8 CS Renovation and Addition

### School Name: Paradox Valley Charter

|                              |             |
|------------------------------|-------------|
| Number of Buildings:         | 2           |
| All or Portion built by WPA: |             |
| Gross Area (SF):             | 10,266      |
| Replacement Value:           | \$2,310,354 |
| Condition Budget:            | \$1,469,803 |
| Total FCI:                   | 63.62%      |
| Energy Budget:               | \$0         |
| Suitability Budget:          | \$1,056,500 |
| Total RSLI:                  | 19%         |
| Total CFI:                   | 109%        |
| Condition Score: (60%)       | 2.91        |
| Energy Score: (0%)           | 2.79        |
| Suitability Score: (40%)     | 3.29        |
| School Score:                | 3.06        |



**Q#82** - This school meets only a marginal number of the following requirements for the physically challenged: lever actuated door hardware, ADA signage, dual level drinking fountains, ADA compliant restrooms or locker room; access ramps, compliant handrails and guardrails, accessible parking. Score: 1 **Q#125.1** - DISAGREE: There is restricted access at secondary entrances and controlled access at the building main entrance as recommended in the guidelines. Score: 1 **Q#125.2** - AGREE: The facility is designed so that supervision is enhanced through proper sightlines or video cameras, few or no "hiding areas", good visibility both inside and outside the building, and visual access to appropriate areas. Score: 5



# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** PARADOX VALLEY CHARTER SCHOOL

**Sort Order #:** 75

**County:** MONTROSE

**Applicant Priority #:** 1

**Project Title:** PK-8 CS Renovation and Addition

- |   |   |  |   |
|---|---|--|---|
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fire Alarm     | <input type="checkbox"/> Roof                              | <input type="checkbox"/> Water Systems      |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting       | <input type="checkbox"/> School Replacement                | <input type="checkbox"/> Window Replacement |
| <input type="checkbox"/> Boiler Replacement | <input checked="" type="checkbox"/> ADA | <input checked="" type="checkbox"/> Security               | <input type="checkbox"/> New School         |
| <input type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> HVAC           | <input type="checkbox"/> Facility Sitework                 | <input type="checkbox"/> LandPurchase       |
| <input type="checkbox"/> Energy Savings     | <input type="checkbox"/> Renovation     | <input checked="" type="checkbox"/> Project Other Explain: | Main portion of integrated project          |

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

While considering us for a BEST Grant, please keep in mind the uniqueness of Paradox Valley Charter School. During the past twelve years, our arts-based charter school has been called the “Miracle in the Desert” and “The Little School That Could”. Our mission is “to inspire our children to have goals and dreams for their future and to provide a level of educational excellence that teaches them the knowledge, skills, character, and creativity necessary to manifest their greatest potential in life”. We have been very successful educating students in the West End of Montrose County. Our awards include: in 2005, the John Irwin School of Excellence Award, in 2006, the Kennedy Center Alliance for the Arts Education Network’s Award for Outstanding Achievement in Arts Education (our Bluegrass Band performed at the Kennedy Center in Washington, DC), and the Colorado Alliance for Arts Education’s Schools of Excellence Award.

We are the hub of activity for our community, providing all of the non-profit services, except emergency services for our very rural area. Our school has the feeling of the 'country schools of old' with multi-age classrooms (four teachers, Pre K – 8th) and the atmosphere of a great big family. We have a very innovative program – based on recent brain research, new Best Practices, and our own unique strategies. This has amounted to a successful program that has enabled our students to grow from low performing to higher performing levels. Half of our students come from 30 miles away to attend PVS!

The West End School District (WEPS) closed the Paradox School in 1990. Nine years later, a groundswell of community support founded the Paradox Valley School as a Charter in the WEPS District. We opened with 19, K-6th grade students, only to discover that no ordinary school would be able to meet the needs of our population. Imagine a child in a poverty-level, single parent, and/or low-literacy level household, also living in a community with absolutely no programs or services for children for nearly a whole decade. Although our students, on the whole, are better off than they were that first year, our free and reduced lunch (poverty) rate remains high, currently at 73% with 51 students enrolled.

While we have success with our multi-age classrooms, there are times and specific subjects that require us to ability group our students, creating smaller breakout learning groups (math and language arts as examples). During these breakouts we have to use EVERY space available as a classroom, including our cafetorium, stage, library, and preschool room. This forces students into inadequate learning situations where distractions abound and holds them back from maximizing their learning opportunities.

PVS has two buildings, the original school building (1952) and gym (1964), separated by 25 feet, with steps leading down to the gym. The school building consists of two small classrooms, a small library, small kitchen, and small cafetorium with undersized stage and single stalled restrooms. A 2002 expansion included two classrooms, a small office/teacher work area, and single stalled restrooms. The other building is an elementary sized gym with only a wood basketball floor. Both the buildings have significant health and safety issues. Students need to learn in substandard environments and endure subfreezing temperatures in P.E., to name just a couple. These issues need immediate attention in order for PVS to continue operating as a whole effective school and not cut back on the educational and enrichment programs that have made us successful.

All of PVS’s facility issues fall into three distinct but interconnected areas; Main School Building (includes all classrooms, cafetorium, administration offices and library), Kitchen, and Gym, which are defined in detail throughout the remainder of the document, primarily in the Other Section.

### Issue: Handicapped Accessibility ADA

#### Deficiencies Associated with this Issue:

Main School Building: Not ADA compliant

The main building has an at grade entrance; however, the required ADA parking signage and designation is missing. Due to the

rural nature of the site, accessible sidewalks are not provided to all of the building exits and entrances. The door leading from the main building to the west and door leading from the kitchen include steps and are not accessible. The gymnasium does not have an accessible route of travel from the main building to the gym entrances. The toilet rooms in the 1952 original building are not handicapped accessible and many of the doors in this area do not meet the accessible requirements for lever type door hardware. The entire building does not have required ADA room and interior signage.

**Proposed Solution to Address the Deficiencies Listed Above:**

The proposed solution includes full and complete ADA accessibility. The new building additions will fully comply with ANSI standards and ADA Accessibility standards for all areas. The new building additions will be designed at the same floor level as the existing building, allowing simple accessible transition to occur.

The renovation of the existing building will include full ADA signage and door hardware for all non-compliant doors. The toilet facilities will be renovated to include additional fixtures that will be fully accessible.

Exterior exits and entrances will be modified to accommodate the required ADA entrance and exit requirements. New ADA accessible routes of travel to required exits and entrances will also be provided. Exterior ADA signage in the parking lot will be provided to designate HC parking stalls.

**How Urgent is this Project:**

IMMEDIATE: I would describe this as failing because we are not in compliant with ADA regulations regarding our entryway, walkways, and steps between buildings and on and off stage. In addition, the restrooms in the old section of the building do not meet ADA standards.

**What is the Cost Associated with this Issue:** \$103,583.39

**Issue:** Security

**Deficiencies Associated with this Issue:**

Main School Building: Security

The main school building has multiple points of entry that create security issues in that while we do have one main point of entry for visitors, we have no secure way of keeping them out in the case of an emergency. Our office is located in the newer wing and creates the scenario that all visitors must pass through the entire school before reaching the office located at the end of a corridor in the new wing. This fact can not be changed without major renovation as the room closest to the front door is the school library as well as a branch of the Montrose County Library system. Without a public address system we currently have no way to communicate with the entire school simultaneously in the event of an emergency.

**Proposed Solution to Address the Deficiencies Listed Above:**

In our proposal we are adding a new office area on front of the school and creating a corridor with the library addition where the current main entrance is. We will create a new entrance area/hallway with a double set of doors. This will allow visitors to enter the first door, but they must stop at the locked interior door and check in with the office that is there. Because the school library is also a branch of the Public Library, this new entrance will also control access of library patrons from just walking into the school. The outer doors will be lockable from the inside. As part of the school plan we will be adding an intercom that connects the entire facility so that all areas of the school can be contacted at once.

**How Urgent is this Project:**

IMMEDIATE: This would also have to be described as a failed system, as we have had a few instances of people gaining entry into the building that should not have. Fortunately without major incident or bodily harm. In addition, we have no way to communicate with the entire school which is another failed system.

**What is the Cost Associated with this Issue:** \$552,840.37

**Issue:** Other

**Deficiencies Associated with this Issue:**

Main School Building: Health and Safety

This school was built in 1954 with a cafetorium space that includes the kitchen, stage, and open area for lunch tables which can be replaced with chairs for performances. This tile-floored space allows occupancy of 60 people with lunch tables and approximately 130 people with chairs. We are currently on the borderline of exceeding the limit at every lunch and do so at approximately five special lunches per year. We exceed our limit during every performance/event/parent night we have with 150 - 200 people in attendance, and many community members have stopped coming because of the crowded conditions. The open space can not be used as a PE area due to slick tile floor, many obstacles/sharp corners, and its proximity to all classrooms and use as a classroom/work space.

#### Main School Building: Inadequate classroom spaces

We use a multi-age classroom system where we have nine grades located in three classroom spaces broken into K-2, 3-5, and 6-8 classrooms. We have found that to properly teach math, reading, and parts of other subjects, it is necessary to break out into ability-group classes. In order to do this we need a space for those classes to meet. We run most of our math classes simultaneously, creating the need for nine meeting areas. We currently have math classes, as well as some of the additional classes, not only meet in the classrooms, but in the cafetorium, on the stage, in the library, and in the Preschool room. The cafetorium is a very busy place as it is located just inside the main entrance and contains the kitchen and stage and is directly connected to two classrooms and the library. Students tend to spend more time distracted while there than they time spent on task.

#### Main School Building: Administration

The Administration area from a security standpoint is addressed above, under the security category. The other issues with the office/administration space is that it is a small (350 square foot) open space that contains a desk for the administrative assistant/secretary, a desk for the principal/ executive director, a small workspace for teachers, all school/student file cabinets, school supplies, science cabinet, and a "conference table". This office space is also where sick children and students with discipline issues are sent. There is no privacy within the space and nowhere to isolate these students. When meetings about students with parents or school specialists are held, the space is very cramped and no privacy/confidentiality can be obtained. There is no "principals' office" therefore with open access, so confidential business of the school is difficult to conduct, and there is never a quiet work environment to complete school administrative tasks.

#### Main School Building: Library

The current school library, which is also a branch of the Montrose County Library system, has both health and safety issues associated with it. The safety issue is created by being a public facility utilized by both students and the general public. The library is located just inside the current front doors to allow library patrons access to it, however this also means that anyone walking off the street has to enter the school building creating a potential security issue. There are no windows looking out of the library at the front door, so there is no way to control access to the front door from within.

The other main issue of the library is that it is too small to adequately allow more than a few students to use it simultaneously. There is only one meeting table that can hold four to six students at it, and that is the only meeting space within the library. This inadequate space doesn't allow the librarian to do any teaching with a whole class and causes her to have to repeat the same lesson three to five times just to educate one class. The rest of the room contains the stacks of books and resources creating aisles that only one student can be in at a time. Additionally, many of the books are stored too high for the younger students to see thus creating climbing hazards as the students try to select books.

Since this library is also part of the Public Library system, they are required to provide public computers for both Internet access and for general computer use, like word processing. The current library has three computers for public access and a printer. The location of these are in a corner with insignificant room where the patrons are hit by an opening door, or by chairs, if anyone is using the only work table in the library.

#### Kitchen: Health and Safety

The kitchen has health and safety issues related to four distinct areas; too small of a space, fire and health code violations, antiquated equipment, and lack of food storage.

#### Small Space

The kitchen space is currently 249 square feet and the cook is trying to produce approximately 60 lunches per day and store food for at least a week. There is barely enough room for the cook to move in the kitchen, let alone do all the prep work required and have room for storage.

#### Fire and Health Code Issues

The stove does not have a fire suppression hood on it and has been in violation of that for several years now with the Fire Marshal. The other violations have to do with the Health Department. Our refrigeration units are old and often are not cooled to the proper temperature and we can not set them any lower. One of the problems is because of the small space and lack of coolers; we are constantly opening the doors allowing the units to warm up and putting additional strain on old, overused equipment. Our standup freezer is not a commercial grade freezer and therefore is in violation. Another area of concern is the hot water or lack thereof. The kitchen is on the same hot water tank as half the school (old section) with two classrooms with sinks and the old

bathrooms. We can not turn the temperature up on the tank as when we do; we violate the upper end of the temperature code for the bathrooms and risk scalding the children. Because of the cooler temps, our very old sanitizer usually runs below recommended temperature and doesn't properly sanitize the dishes. All dishes are initially washed by hand and then put into the sanitizer, as there is no dishwasher. We also have issues with flies as the door doesn't have a screen, and there is no direct cooling for the kitchen. We occasionally have mouse issues as cracks have opened over the years and we are constantly trying to fill them in.

#### Antiquated equipment

As mentioned above with the sanitizer and refrigeration units, all of our equipment is old and in need of replacement. In addition, our one six-burner stove with oven is also very old and does not properly cook items, especially in the middle of the stove. We consistently have to check to make sure all food has reached minimum temperatures in the middle, because the items on the outside are getting overdone. We have had the stove professionally worked on, but it is just long past its prime. We have also had several gas leaks from the stove that have caused school evacuations and even a day or two lost because of it.

#### Storage

Our final issue is the lack of both dry and cold storage. We have one very small pantry for dry goods (15 square feet) and two old and not very reliable refrigerators. With the school's growth over the past several years, we are no longer able to even store food for a full week of lunches. In this part of the state, the food delivery truck only comes every two weeks and charges high delivery charges if you don't order the amount that 2 weeks requires. Because of the lack of storage, our cook also does all the shopping and often has to run out mid-week to a grocery store (100 miles round trip) to re-supply the kitchen. In addition, we would like to offer breakfast to students, as with our high free/reduced lunch rate (+70%) many of our students come to school without breakfast and have to wait until lunch for their first meal of the day.

#### Gym: Health and Safety

The gym has numerous health, safety, and other issues that have made it essentially an unusable space. It can't even be remodeled because the roof system currently on it has been described by two structural engineers, as "I have never seen anything like this before" and sits on top of a 10-foot high wall of un-reinforced cinderblock wall. This structural condition makes renovation of the existing gymnasium infeasible due to high costs and the indeterminate nature of the original structural design. The gym contains no insulation, no acoustic panels, original mercury vapor lights from the mid 1960's, and a heater that barely works while immediately draining our propane tank.

Several of the specific safety issues are that P.E. is conducted during the winter in a totally unheated space. The children are forced to wear several layers of clothing to deal with temperatures that dip to subzero and if the playground is snow-covered, the students can have recess in the gym, but it does not get them out of the subfreezing temperatures. There is no large open space in the rest of the school to safely conduct P.E. or recess or just have a place that students can move around in during inclement or cold weather.

Other safety concerns include the development of several large cracks in the cinderblock walls that allow sunlight and water through to seep down into the substructure. Also where the cinderblock and steel meet, both structural engineers have described it as a hinge. Because of the unusual roof design and this hinge, there is a concern that a heavy snow load or strong wind might cause this area to bend and ultimately collapse. It has been recommended by the structural engineer that no modification of the existing structure, lighting, or HVAC be made that would add any loads or cut any openings into the existing building.

#### Gym: Ineffectual heating system, no cooling/ Lack of Insulation

The main problem is that the gym was built without adding insulation to it. The corrugated steel upper walls, ceiling, and cinderblock lower walls provide no insulating value and there is no way to add insulation. In addition, the gym was built with no windows, so there is no heating or light benefit and may not be modified. There is an old propane heater mounted about half way up the wall, which if run, is very loud and very inefficient, burning large quantities of propane without providing much heat, as it just goes through the walls into the outdoors. There is no cooling in the gym, which is less of a concern, but causes us to open both sets of doors to allow a breeze through during warmer months. This creates some safety issues with students or others being able to access or leave the gym.

#### Gym: Ineffectual and inefficient lighting

The gym was built with no windows (could not be installed in the steel walls due to lack of structural integrity), so the only light has to be produced artificially from the original metal halide lights that we were told by the power company cost us about \$100 to fire up and then \$25/ hr to run! Because of the design of the system, lighting once fully illuminated is fair, but we do not have the ability to control portions of the lighting independently.

## Gym: Deafening acoustics

There is no way to put it other than the acoustics in our gym are horrible! (As verified by everyone that has been in this gym.) Imagine bouncing a basketball on a full-court hardwood floor, surrounded by 10 feet high of cinderblock with a coat of paint on them, and topped with 15ft high bare steel walls and a bare steel ceiling, with not one acoustic panel. Now imagine several students bouncing a ball and a class of students in there and realize the potential damage to young children's hearing.

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

#### Main School Building: Health and Safety

With this new plan, the current space that is the cafetorium will be renovated into two small classroom spaces, a small conference room, and a teacher work area. The cafetorium portion will be relocated into the new multi-purpose area that will contain the cafeteria space, the stage, and seating area for performances and overflow cafeteria space.

The new cafeteria space and adjacent open space can seat 150 people for meals at tables and can hold up to 300 people when arranged as an auditorium space, thus eliminating the issue of exceeding our occupancy limits. The school's population has become larger than the cafetorium can hold for lunch or group meetings for parents of the students enrolled, which is eliminated in the new plan and allows for safe gatherings of students, parents and community members in a comfortable space.

The current cafetorium cannot be used as an indoor recess or PE spot due to the tiled floor, proximity to classrooms, and hazards located in the space. With the new multi-purpose room containing the large open space, we would have a safe indoor space that students can run and play in that is far enough away and isolated from the classrooms to prevent disruption of learning.

#### Main School Building: Inadequate classroom spaces

This plan, through additions and renovation/ repurposing of spaces, adds an additional 17 person classroom, one small classroom/ computer lab, two breakout classrooms, and a room that can function as a small conference room or breakout room. All the additional classroom spaces are being designed as classrooms, providing walls and doors so students can have quiet, non-distracting spaces to learn in. These spaces allow us to set several of them up as permanent classrooms where our individual grade level instruction can take place (math classes for example). These additional rooms allow us to no longer have to use the stage as a temporary classroom that has to be torn down and reset up on a daily basis for the weeks or months while a performance was being rehearsed.

#### Main School Building: Administration

Our new plan includes an office addition which will both improve the security of the building (mentioned previously) and improve the administrative function within the school. It will also provide a room for sick children or ones that are dealing with some kind of disciplinary action where they can be isolated from hearing and being in the middle of administrative operations but still under the supervision of school staff.

In the administrative addition there will be a separate Executive Director/Principal's office with door and a small meeting area. This will allow the director to hold private or confidential meetings and phone calls that are routinely needed in the course of school administration.

Additionally, if the Principal's Office meeting space is not large enough for the required meeting (IEP, parent, staff, etc) it can now be held in private in the conference room that is being added where half the old stage area was. This eliminates students, community, etc., from having to walk through the middle of a meeting to conduct any office business.

The teacher workroom that is added in the other half of the space where the old stage was located, would take all the teacher/office equipment and supplies out of the main office and put it in a space that is just for the staff where there is adequate space to complete the required tasks (paper cutter, copying, binding, etc).

#### Main School Building: Library

The new library addition is an integral part of our new security design of the school. Because the public also uses the library, we are creating a space on the front of the school that will allow for public access but not direct access to the school building as described in the security portion of this section.

The new space adds over 200 square feet and has been designed with windows to allow not only natural light in, but also to see who is approaching the library if there is a concern while students are using it. The new design allows for additional workspace/ tables and book stacks so an entire classroom can visit the library and have adequate room to move around and have a group

lesson from the librarian.

Additionally, the public computers will be located in a proper workspace that will prevent them from being hit by doors or having space reduced by the worktables. These public computers are also used by students while they are in the library either during school hours, or if they need access during non-school hours when the library is open to the public.

#### Kitchen: Health and Safety

##### Small Space

The new kitchen design is increasing the space by 403 square feet, over two and one half times larger than the current space and located in the new multi-purpose addition. The new kitchen was designed by a professional kitchen design team to create very usable spaces providing efficient workflow and good storage design. The design separates the serving area from the return area which had been the same area. The return area is also located by the dishwashing area allowing multiple functions to occur simultaneously and allows for multiple people in the kitchen at the same time.

##### Fire and Health Code Issues

The fire code violation will be resolved with the installation of a fire suppression hood over the new stove. Additionally, the kitchen is being built to the latest code requirements and should be adequate into the future. All health codes are being addressed either by the replacement of antiquated or non-commercial grade equipment with modern commercial grade equipment or by the new design of the kitchen. The kitchen will have its own hot water heater/supply, so it isn't drained by classroom and bathroom use. The kitchen door that leads outside will have a screen door on it to allow air circulation in the warmer months, without letting in flies and other insects or animals. Because this will be a new built area, all potential mouse access points should be sealed.

##### Antiquated equipment

As part of our initial design phase we brought in a kitchen design consultant to help in the selection process and replacement of the equipment. All the kitchen equipment will be replaced with new, commercial grade, reputable brand equipment. Because the kitchen will be a new build, the electrical and gas service will also be new and is being designed to handle the loads being put on them by the new equipment.

##### Storage

The storage of refrigerated or frozen food is being increased by the installation of a walk-in cooler, pass-thru refrigerator, and milk cooler, as well as a reach-in freezer. This will allow the storage of refrigerated food in significant amounts to last for up to two weeks for the capacity of students we have. This plan also includes a significant amount of dry storage contained in five large wire shelving units, as well as smaller areas around the kitchen and cupboards to greatly increase the square footage of storage we have. The storage is being integrated into the overall kitchen layout to maximize efficiency for the cook staff.

#### Gym: Health and Safety

In this new plan, the old gym will be torn down and replaced by a multi-purpose addition of which 2,460 square feet (a short, half-court basketball court) will be available as an open space for PE classes as well as indoor recess space, and for preschool use during inclement weather days.

The health and safety focuses on three primary areas which include: ineffectual heating system/no cooling/lack of insulation, ineffectual and inefficient lighting, and deafening acoustics. These will be addressed with the new building. The multi-purpose addition is being designed to meet the LEED Gold standard and will contain an efficient HVAC system with sufficient insulation that will support the entire space.

Lighting is going to be greatly increased because the open space of the multi-purpose is being walled by glass to take advantage of as much natural light as possible, whereas the gym that is being replaced had NO windows or any opening that allowed any natural light in. The lighting system for this area will be high efficiency linear high bay fluorescent fixtures that will be more efficient to operate. This type of fixture also allows instant turn on and off which will allow flexibility of lighting during a program function.

The acoustics of the open space will be greatly enhanced as this open space sits in front of the stage and will be used for musical and dramatic performances. The design will include the use of acoustic metal roof deck and acoustic absorbing panels to improve the acoustics in the space. The amount of acoustic treatment will be "tuned" to allow good acoustics for drama and music functions, as well as PE and cafeteria functions.

All this will provide a very safe and healthy space for children to exercise and be during inclement days for recess as well as greatly reducing the cost of operating the lights and HVAC systems.



### **How Urgent is this Project:**

This is a very integrated project in which we are addressing many issues. There are several mechanical systems that have or are failing. There are also several inefficient or inadequate learning environments that are on the brink of failure. I have listed the specific areas we are dealing with in our plan below and listed whether the system has failed or not. Overall I would describe the timeline needed as being immediate because of the nature of the project being all tied together.

Main School Building: Health and Safety – IMMEDIATE as the system has FAILED as we exceed occupancy levels during performances, special lunches with community, and parent meetings.

Main School Building: Inadequate classroom spaces – IMMEDIATE as the educational system is FAILING because students are forced to attend classes in non-classroom spaces on a daily basis

Main School Building: Administration – IMMEDIATE as it affects security and confidentiality of students.

Main School Building: Library – IMMEDIATE as space is not large enough for current enrollment of students.

Kitchen: IMMEDIATE, we are violating health and safety codes, and student enrollment has exceeded kitchen capacity. We also have regular equipment failures due to use of equipment long beyond expected life spans. These failures also affect health and safety issues.

Gym: IMMEDIATE The Colorado Facility Assessment recommended immediate replacement of the gym. HVAC system has FAILED

**What is the Cost Associated with this Issue:** \$1,861,777.23

### **How Does this Project Conform with the Construction Guidelines:**

The project will conform with the Public Schools Construction Guidelines. The following are specific line item examples:

#### Section 1 - Safe and Healthy Facilities

Unobstructed Path of Egress: The existing building and the new additions will include unobstructed accessible paths of egress to a public way.

Event Alerting and Notification System: This project will include adapting the existing phone system to add intercom capabilities to allow efficient inter-school communications.

Secured Facilities: The new entry building addition provides an identifiable main building entry. This entry is directly controlled by the office administration area. A double set of doors is planned that allows visitors to enter and check in at the administration area without entering the rest of the building. All other exterior entrances will be locked to control other access points.

Safe and Secure Electrical Systems: The project includes new efficient lighting systems in the renovation areas and new building addition areas. A new emergency lighting system will also be included that will be available when the normal lighting systems fail.

Safe and Efficient Mechanical Systems: The project will include new mechanical systems for the new building additions. The existing building mechanical systems will be augmented to provide healthy indoor air quality.

Food Preparation: The project will include a new kitchen, food preparation and food storage areas. This facility will include new food service and storage equipment to provide sanitary facilities for preparation, distribution and storage of food.

American Disabilities Act: The existing building renovation and new building additions will fully comply with the American Disabilities Act. Toilet facilities will be upgraded, interior signs will be added, and an accessible route of travel will be provided to the building entry and throughout the facility.

Safe Site: The project will include the definition and separation of parking, student drop-off, and bus traffic areas. The existing site includes fencing provides secure playfields and site that will be maintained as part of the project. Sidewalks will be included to provide accessible routes of travel leading to the school entrance, and other important areas on the site.

#### Section 2 - Elementary/Middle School Educational Programming

Preschool and Kindergarten: The project includes the addition of a dedicated toilet facility off of the existing classroom space that can be shared by the Preschool and Kindergarten students. The existing classroom space is less than the suggested size, but the

space accommodates the schools limited enrollment numbers.

**Special Education:** The renovated facility will include break-out classroom spaces and a shared conference room that will accommodate the special education program.

**Special Program Room:** The renovated facility includes smaller breakout classrooms that will accommodate special programs. The academic curriculum for the school includes break out math classes. It is anticipated that these spaces accommodate this function.

**Classrooms:** Some of the existing classrooms are smaller than the suggested minimum 600 s.f., but accommodate the schools limited enrollment numbers. These classrooms have been analyzed based on the recommended area per student and actual enrollment numbers to establish capacity.

**Band/Vocal Music:** The new building addition includes a dedicated music room that doubles as the stage for performances. This space will have high ceilings and will include acoustic wall treatment for proper acoustics.

**Art:** Although a dedicated art classroom is not included in the project, a dedicated art break-out area off of the main circulation area is included. This space provides ample storage cabinets and counter sinks.

**Beginning Computer Lab:** Due to limited size of the facility, computers are included in the classrooms and spaces throughout. Mobile carts are also available for distribution to classrooms. A dedicated computer lab is not provided.

**Library/Media Center:** The project includes the opportunity to expand the library in the building addition. This addition expands the size of the library and creates a more secure library. The school has a joint use sharing agreement with Montrose County Library. The building addition will allow separation of public and school entries and will improve security. The space will have high ceilings with high windows for natural light. The space will be flexible to allow students to use the space in class groups or in individual study configuration.

**Commercial Kitchen:** The project includes a new commercial kitchen for the facility. It will include new food service preparation equipment and new frozen, cold, and dry storage. Ware washing equipment will be provided.

**Cafeteria/Multi-purpose:** The project includes a new multi-purpose room that will function as the cafeteria and PE space. The stage/music room will be adjacent to this space and will allow it to be used for seating during a performance. This stage will include theatrical lighting and sound system. Windows will be included to provide natural daylight and views from this space. The Paradox Charter School has an arts focus so the design of the gym is based on flexibility of the space for performances and PE activities. As a result, the space is limited but is large enough to allow for a half court basketball, and PE activities. A separate gym is not provided.

**Small Gymnasium:** The school includes an arts focus and it is intended that the multi-purpose space accommodate PE activities. A separate gym is not provided.

**Administrative Offices:** A new administration area is included in the new building addition. The space includes a dedicated reception/ control space, a dedicated director's office, a small nurse area, and a separate teacher work room. One of the flex spaces will be used as a private conference room. This administration area will be located near the main building entrance and will provide security and control for visitors to the building.

### Section 3 – LEED for Schools

As part of the Conceptual Design Document, a preliminary LEED scorecard was developed for the proposed design. The project meets all of the prerequisites for LEED. The intent of the project is to make an effort to achieve a LEED Gold rating.

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

The Paradox Valley School Board has discussed and will continue to commit monies each year to fund the maintenance and upkeep of the new school facility and plan for future needs. PVS has a history of raising funds for renovations and additions which included purchase of a small house on an adjacent property to be used by staff or the Director. In 2002, the new classroom wing was added at a cost of approximately \$350,000 which was raised mainly through grants, and finally in 2008 a modular house was added as teacher housing at a total cost of approximately \$200,000 and paid for by grants and savings. In the past, the Charter school has maintained the budgeted minimum required savings per pupil which have been saved in our COLOTRUST account and can be used for any major maintenance that may become needed for any new or renovated facilities.

Over the last five years, the school has spent an average of \$62,500 annually for operations and maintenance costs school-wide. This amount will continue to be budgeted, but the costs are anticipated to actually go down with the new and renovated facilities containing more efficient lighting and HVAC systems. As the new maintenance budget is established over the first few years following completion of the project, the unused funds will be transferred to the Capital Reserve Budget for long-term replacement.

We plan to institute an upgraded maintenance plan since the gym is being demolished and the existing facilities are being added on to. The plan will include analysis of what the “new” facility is costing us per year and what the projected life of the major systems are, so that a replacement plan can be established. In addition, we will be doing an Annual Maintenance Inspection (see form below) to identify and repair minor problems, before they become large or costly.

Annual Maintenance Inspection (To be completed first week in June)

Please Check One

Building Area Okay Problem Recommended Repair

Roof

Roof drainage and gutters

Eaves

Outside walls and façade

Windows (indoors and outdoors)

Doors (indoor and outdoor)

Plumbing

Bathrooms

Electrical fixtures

Heating systems

Venting system

Indoor floors

Indoor walls

Hot water heaters

Landscape water drainage

Landscape, sidewalks

Landscape, parking

Landscape, trees, bushes, grass, weeds

Landscape, fences

Other:

Urgent Maintenance:

Inspector signature

Date

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time. Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

The original school building and gymnasium were decommissioned by the West End School District in 1990 when the district consolidated, but were both functional school facilities. Instead of the facility remaining vacant, they were given to the Charter School to use. Per the agreement between the Charter School and District, Paradox Valley School may use the facilities with no charge, but are required to pay for all maintenance and upgrades as required.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

\$10,000

**CDE Comments:**

**Funded FTE Count:** 44.00  
**Assessed Valuation:**  
**PPAV:**  
**Bonded Debt:**  
**Total Bonding Capacity:**  
**% of Bonding Capacity Used:**  
**Bond Capacity Remaining:**  
**Existing Bond Mill Levy:**  
**Who Owns the Facility:** District  
**If it's a 3rd Party Explain:**

**Is the Facility in a Lease Purchase Agreement:** No  
**If a Charter School, Where will the Facility Revert To:**  
 All property and facilities return to district ownership.

**Bonded Debt Approved:**  
**Year Bond Election Passed:**  
**Bonded Debt Failed:**  
**Year Bond Election Failed:**  
**2010 Bond Election Results:**  
**Median Household Income:**  
**Free or Reduced Lunch %:** 68.18%  
**State Financial Watch:** No  
**Charter School Fund Balance:** \$135,192.00  
**Charter Authorizer Letter:** Yes  
**Charter 3 Month Notice:** Yes  
**Charter Chartered for 5 Yrs:** Yes  
**Year Built:** 1952

**Current Grant Request:** \$2,465,319.00  
**Current Applicant Match:** \$304,702.00  
**Current Total Project Cost:** \$2,770,021.00  
**Previous Grant Awards:** 0  
**Previous Matches:** 0  
**Future Grant Requests:** 0  
**Future Matches:** 0  
**Total for all Phases:** \$2,518,201.00  
**Cost Per Pupil:** \$46,633.00  
**Cost Per Sq Ft:** \$175.00  
**Red Flags for Discussion:** None  
**Red Flags Explain:**

**Affected Sq Ft:** 14,398.00  
**Master Plan Completed:** Yes  
**CDE Minimum Match %:** 11  
**Actual Match % Provided:** 11  
**Was a Waiver Required:** N/A  
**Stautory Waiver:**  
**FCI:** 63.62%  
**CFI:** 109.00%  
**Inflation:** 0  
**Historical Significance:** Yes-Granted Exemption  
**Does this Qualify For HPCP:** Not Required

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## Compass Montessori - Wheat Ridge Charter - 3-6 School Addition

### School Name: Compass Montessori - Wheat Ridge Charter

|                              |             |
|------------------------------|-------------|
| Number of Buildings:         | 1           |
| All or Portion built by WPA: | No          |
| Gross Area (SF):             | 20,267      |
| Replacement Value:           | \$4,311,895 |
| Condition Budget:            | \$898,125   |
| Total FCI:                   | 20.83%      |
| Energy Budget:               | \$0         |
| Suitability Budget:          | \$2,468,200 |
| Total RSLI:                  | 33%         |
| Total CFI:                   | 78.1%       |
| Condition Score: (60%)       | 3.38        |
| Energy Score: (0%)           | 2.98        |
| Suitability Score: (40%)     | 3.05        |
| School Score:                | 3.25        |



# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** COMPASS MONTESSORI - WHEAT RIDGE CHARTER SCHOOL

**Sort Order #:** 70

**County:** JEFFERSON

**Applicant Priority #:** 1

**Project Title:** 3-6 School Addition

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

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

Why is Compass Montessori Wheat Ridge Applying for a BEST Grant?

Compass Montessori-Wheat Ridge is applying for a BEST grant to address safety and security issues as well as overcrowding concerns at its current facility. We are 273, pre-K through sixth grade, students in 20,267 square feet of building space and 12,300 square feet of backyard space. Our educational programming starts at age 3 and stops in the sixth grade. The Montessori model requires three grade levels in one classroom, thus students stay in one classroom for three years.

Compass Montessori- Wheat Ridge needs to expand. Traffic on busy W. 44th Avenue, and safety hazards for preschoolers at the daily car line warrant action. A building addition will ensure our youngest children and their parents can safely walk into their own main entrance without worrying about crossing the elementary car line.

Our spaces are overcrowded. Our small cafeteria also serves as a gym, meeting space and auditorium. Our library and art room share a temporary building. The 200 square foot staff room hosts administrative spaces for seven staff, a copier, a small table for staff to eat lunch, keyboarding classes for elementary students and a bench behind a partition for students who are sick or injured. We currently have students working and having class in the corridors.

Compass Wheat Ridge also needs work done to its existing facility. A PA system to convey emergency communications will be installed into both the existing and new facility next year. Drainage issues in the preschool play space will be addressed as a part of the capital project. There is ice on about a third of the preschool play space well into the spring months. There are now 90 children using a space that is approximately 2300 square feet. The ice patches reduce the usable space to about 1600 square feet.

Technology is also a focus for the Compass Wheat Ridge campus. We have an aging server and a set of network switches that are at capacity and at the end of their useful lives. The building's design, originally a farmer's market, impacts wireless connectivity and staff cell phone use throughout the building. A BEST grant and supporting funding will make it possible to maintain our basic internet capabilities for administrative staff and students.

**Issue:** Addition

### Deficiencies Associated with this Issue:

The current facility has a main entrance that is not adequate for the types and amounts of traffic moving through it. We have a car line that threads through parking spaces on either side of the lot. Preschool parents and their children park and walk in to the building. They need to cross the drop off and pick up line in order to reach the building or their cars when leaving. Teachers escort preschool students one-by-one to their parents at pick-up and the process takes a lot of supervision and organization. The Wheat Ridge police department has also issued fine warnings for when the car line has been backed up onto W. 44th Avenue in Wheat Ridge.

There is no dedicated clinic space in the school. When a child is sick or injured, they go to the office to see the school's administrative staff. There is a closet with medical supplies in the staff's lunch room and a bench behind a partition which is visible from the main entrance. On any given day one can find two or more students sharing the bench to rest before they get picked up their parents. Students who are bleeding or vomiting also come to this space. The lack of dedicated medical treatment space is not private enough for the students, and it promotes the spread of bacteria and viruses in the rest of the population.

All the educational spaces are overcrowded and the outdoor field has been permanently compacted by the number of students using it. The cafeteria, gym and auditorium are the same space. The art room and library share the same temporary building. Spanish classes are in the hall, and students need to move some of their manipulatives into the main corridor.



The Board of Directors has elected to expand by 2012. The initial motivation was to alleviate overcrowding and other issues, but during the planning process they developed a pyramid model of how our students move through our grades and on to the secondary school campus. During this period Free Horizon Montessori has elected to create a middle school program, which is where many of our seventh graders come from. In order to maintain the integrity of the Montessori model at Compass, and to encourage more families to enter our lottery, the Board has decided to use the expansion to accommodate another 90 students at both the elementary and preschool level.

**Proposed Solution to Address the Deficiencies Listed Above:**

Our planning committee of parents and volunteer design/build professionals has adopted a draft site plan that moves our younger students into a four-classroom addition which is approximately 8500-9000 square feet.

The addition will also have dedicated parking for walk-in parents to be able to escort their children into the building without navigating the elementary car line and a clinic space that will serve as a place to supervise the traffic in and out of the building.

A 1200 square foot multi-purpose room, an age-appropriate play area, a janitor's closet with storage, a covered entry drop off area, and adequate server storage will round out the main components of the new building space.

The planning committee will strive to incorporate as many of the BEST construction guidelines and LEED certification requirements into the design as possible. We have added a percentage onto the total cost of this project to reflect our desire to adhere to as many of the LEED Gold standards as possible.

This includes, but is not limited to, appropriate traffic markings and signage, curb height requirements, and HVAC and electrical requirements.

Classrooms will have a minimum of 1200 square feet of space, both natural and artificial lighting, and designating plumbing facilities for bathrooms, sinks, and dishwashers.

**How Urgent is this Project:**

The planning committee feels that the safety and overcrowding issues present now at Compass Montessori Wheat Ridge should be addressed as soon as possible.

The land adjacent to the existing property became available last month, and it is the first time that land owner has been willing to sell the land since Compass opened; thus we now have an opportunity to expand whereas this wasn't an possible in prior years. Parents and staff feel it is only a matter of time before there is an accident because of the traffic issues at the site.

As shown by the compaction of the field outside, the continued overuse of the spaces in the existing building will lead to more repairs in the future.

**What is the Cost Associated with this Issue:**      \$1,679,312

**Issue:** Site Work

**Deficiencies Associated with this Issue:**

The planning committee feels that the safety and overcrowding issues present now at Compass Montessori Wheat Ridge should be addressed as soon as possible.

The land adjacent to the existing property came available this year, and so we now have an opportunity to expand whereas this wasn't as easy an option in prior years. Parents and staff feel it is only a matter of time before there is an accident because of the traffic issues at the site.

Drainage from the northern roof of the existing building is not adequate. The flow of water drops into the preschool playground. There are currently 90 students who use the playground at one time. It is already overcrowded without the added concerns about icy patches. The icy patches extend into a third of the play space at times, and are present into the spring months. The icy patches and subsequent muddy periods reduce the useable play space to about 1600 square feet.

**Proposed Solution to Address the Deficiencies Listed Above:**

The downspout in the southwest corner of the roof line adjacent to the preschool play area should be piped to an outfall zone away from the play area. A main collector pipe will be added at the East side of the play area.

In the low swale area we will pipe storm flow to fence line, fill-in and level area.

We will install a slotted lateral collector in rock and connect to new main collector in the northern side of the play area.

(See the Site Plan for drainage improvements included in the application packet provided by David Land from David Partnership Architects in October 2010.)

**How Urgent is this Project:**

This presents a clear liability, and should be addressed as soon as possible. Our parents have been urging the school to address the drainage outside for a few years, but we have not had the funds to address the issue. The work on the drainage will begin in early August 2011.

**What is the Cost Associated with this Issue:** \$3,500

**Issue:** Land Purchase

**Deficiencies Associated with this Issue:**

The school needs more space for its students and must purchase land to build an addition to its existing building. Compass has wanted to expand for many years, but the adjacent land only came available this year. The land we do have is overused, the parking lot is always full and parents park on the edges of the street to pick up their children. There is a field in the back of the school that even with irrigation is not able to sustain vegetation.

**Proposed Solution to Address the Deficiencies Listed Above:**

We will buy land to the North of the existing building which will provide approximately 3.5 lots for the new addition space. Negotiations to purchase the property are currently underway, with a goal to have that finalized by June 2011.

The property will be ideal for the needs of Compass Wheat Ridge because it will provide additional parking for parents as well as enough classroom space to support four classes of students.

The land will be evaluated for drainage and soil prior to ground breaking. An updated Master Plan that incorporates the new facility at Compass Montessori Wheat Ridge will also be completed as a part of the RFQ process

**How Urgent is this Project:**

This is a very time sensitive action. The school has been waiting for a parcel adjacent to the property to become available for many years. Now that is available we will make every effort to secure the property for a fair price to the owner. We would like to have the paperwork for the land acquisition fully completed by the July of 2011.

**What is the Cost Associated with this Issue:** \$212,500

**Issue:** Other

**Deficiencies Associated with this Issue:**

The existing server at Compass is housed in a closet that is also being used as a janitor's closet. There are corrosive chemicals on the shelves just above the machines.

See the attached photograph showing the janitor's cart and chemical supplies in proximity to the server switches.

The server itself is at the end of its life and at capacity. Additional users from the expansion warrant a new server as well as replacement network switches.

Regardless of increased usage our technology coordinators strongly recommend replacing these components within the next year so that we can maintain adequate connectivity for a learning environment.

Lastly the wireless network is not easy to access from where the signals comes now. The building's design interrupts the signal.

The hard drive in the server is full, so we are no longer able to add services to the server. The hardware devices are seven years old.

**Proposed Solution to Address the Deficiencies Listed Above:**

We will incorporate a designated server room that will not house any chemicals. Secondly we will add new network switches and a new server to the server room. We will also relocate the wireless signal so that more of the building has wireless access.

The addition of more WAP's would allow us to have more wireless connectivity for students and staff.

**How Urgent is this Project:**

Our technology coordinators feel that our server will be at failure within the next year. The current hardware is more than seven years old and is ready to be retired.

In a building where every inch of space needs to work at full capacity, improving wireless coverage would have a meaningful impact on our students' education.

We cannot add educational applications without risking a failure on the network and our staff and students are already very frustrated with the slowness and irregularity with which the network processes well.

**What is the Cost Associated with this Issue:** \$7,609.17

**Issue:** Security

**Deficiencies Associated with this Issue:**

There is no adequate way to communicate with all the staff about emergencies. We have a phone system that is supposed to provide this capability, but adults in the building report that they cannot hear the messages that come through them. We currently have a staff member walking from room to room to communicate emergencies such as weather alerts and lock down status.

**Proposed Solution to Address the Deficiencies Listed Above:**

We will install a PA system in the existing building and the new addition so that warning signals can be communicated effectively. The installation will happen in two phases. The existing building's installation will begin in August of 2011 and the new facility's PA installation will happen in June 2012.

**How Urgent is this Project:**

Parents and staff have long been concerned about emergency communications. A staff person moving from room to room to is not the most timely way to communicate an emergency situation. It can also pose a danger to the staff person in that role. Please see the attached detailed project budget summary for clarification on the costs for the existing building and the proposed site.

**What is the Cost Associated with this Issue:** \$43,901

**How Does this Project Conform with the Construction Guidelines:**

Construction guidelines put forth by the BEST program will guide the construction process, including LEED standard practices. We have included a 10% increase on the project cost to incorporate LEED qualifying improvements on the design and construction.

**Section 2 Conforming/Non-Conforming (C)/(NC)**

**2 Notes about the project**

- 3.1 C Structural guidelines will be adhered to as mandated by the State regulations.
- 3.2 NC/C Drainage and roofing: We are trying to address a drainage concern at the existing facility through this project. The new facility will have an effective drainage and roof system.
- 3.3 C Paths of egress shall be unobstructed and continuous.
- 3.4 C Potable water and appropriate sewer systems will be present.
- 3.5 NC/C Fire alarm systems will be present. We would like to add a paging system at the both the existing and new facility to aid in communications.
- 3.6 C No hazardous materials present.
- 3.7 N/A We have no plans for keycard access.
- 3.8 C/NC We have budgeted an installation of an Event Alerting Notification System in the new and existing facility.
- 3.9 C The new facility will have a clinician inside a clinic space who will also supervise the entrance to the space.
- 3.10 C Standard State electrical guidelines will be used and LEED standards will be employed where possible.
- 3.11 C We will meet all State requirements for ventilation systems, as well as adhere to LEED standards where possible.
- 3.12 C We will meet all State requirements for HVAC systems, as well as adhere to LEED standards where possible.
- 3.13 C/NC Sanitation standards will be adhered to, particularly after the school's new clinic space is built.
- 3.14 N/A
- 3.15 C A janitor's closet will house cleaning supplies and paint/tool supplies are kept in a locked shed in the play area.
- 3.16 C/NC We do not have an emergency care space in the existing facility. The addition will make it so that we can provide emergency care services in a safe clinic space.
- 3.17 C ADA regulations will be followed.
- 3.18 C/NC The new addition will separate much of the preschool pedestrian traffic from the elementary car line traffic. Bus staging present for field trips. Backward movement in the car line will be less common because parking will be moved to the new land. Compass Wheat Ridge has already received a \$60,000 grant from Safe Routes to Schools to install a speed counter and pedestrian walkway on W. 44th Avenue. Curb regulations and pedestrian/bike access guidelines will be met.
- 3.19 C/NC No hazards are present. Play grounds will be protected by fencing. Utilities will be located at a safe distance away. One vantage point design and layout will occur wherever possible.
- 4.1 C The new facility will be built with as much LEED compliant material as possible.
- 4.2 C
- 4.3 C/NC This project will address connectivity and server issues we have in the existing facility and that will need to be addressed in order to expand with adequate technology infrastructure.
- 4.4 C The server will be upgraded and new network as a part of the project.
- 4.5 C Jefferson County Public Schools provides.

4.6 NC/C Off site data storage will not be addressed right away, with the exception of records stored through JeffCO Schools. Data back-up is handled on site by our IT coordinator.

4.7 C Size guidelines will be met.

4.8 C/NC This project addresses our overcapacity in the existing facility.

4.1 C/NC New classrooms will meet guidelines for square footage. Our play areas will not be accessible to the community because their locations, there will be no band room/computer lab/library/special education classroom in the new facility. We have a band space in the existing facility and a gym space that also serves as a cafeteria and a meeting room.

5.1 C/NC At all levels of design, and looking at every system we will endeavor to meet LEED standards. We have a parent volunteer planning committee of landscape architects, architects, and real estate agents. This includes, but is not limited to, durable, sustainably produced and recycled materials, energy efficient HVAC, electrical and water systems, transportation planning, passive solar, efficient lighting, landscaping, recycling, and waste reduction.

6.0 C Our plan is to make as a durable a facility as possible. We plan to put \$105,000 every year for proper maintenance and replacement needs.

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

Compass Montessori plans to enroll 90 additional students to fill three classrooms in the expanded site. At current PPR rates of the proposed \$6,163, these additional students create additional annual gross revenue of \$554,670. The annual financing for purchase of the land and building expansion is estimated at \$160,000. The remaining revenue will be used to pay teacher salaries, create and maintain a capital renewal reserve fund, pay for building maintenance and the other costs related to running a high quality Montessori school. A reasonable capital renewal reserve fund for this size project is \$105,000. Compass will create and fund a repair and replacement fund over the course of seven years and then refund any expended capital costs in a timely fashion during the life of the expanded building.

Additionally, Compass has on staff a maintenance person who attends to all minor maintenance issues as they arise. He is also responsible for identifying any major maintenance issues and coordinating repairs with the office staff. Compass has a HVAC maintenance contract whereby all HVAC units are inspected, cleaned and repaired four times per year.

Our annual maintenance plan consists of regularly scheduled HVAC maintenance, annual visual inspection of our roof, annual visual inspection of our parking lot, and identification of maintenance projects to be completed by maintenance staff or during Compass volunteer work days depending on the nature of the maintenance projects.

Please also see the proforma for the expansion submitted with this document.

#### **If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time. Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

We purchased the original building because it was centrally located to our interested families, it was zoned correctly, there was parking available and there was land to rent for a play space. Although the original, metal building was in no way adequate for a public school facility in its original state, we were able to refurbish the building to a reasonable level to operate our charter school. The original building was built-out for five classrooms and a library / nap room along with administrative office. We had a right of first refusal for adjacent land, and intended on purchasing the land and adding an additional three classrooms when it was necessary. That project was completed in 2001. In 2004, the library was converted to a classroom in order to meet existing demand and to insure that we had enough kindergarten students to roll up to our existing first grade enrollment. Once we converted the library, our expanded site quickly became overcrowded as there were no open classrooms for art, library or Spanish and the three and four year olds were required to nap in their classrooms alongside working kindergarten students. Compass has wanted to expand since 2004. The only existing adjacent land available was not for sale until this year.

#### **What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

\$105,000

#### **CDE Comments:**

THIS PROJECT WOULD BE PROVIDING THEIR MATCH THROUGH BOND FINANCING THEREFORE IT IS RECOMMENDED TO FUND THIS PROJECT WITH A BEST CASH GRANT.

**Funded FTE Count:** 714.00  
**Assessed Valuation:**  
**PPAV:**  
**Bonded Debt:**  
**Total Bonding Capacity:**  
**% of Bonding Capacity Used:**  
**Bond Capacity Remaining:**  
**Existing Bond Mill Levy:**  
**Who Owns the Facility:** District  
**If it's a 3rd Party Explain:**  
  
**Is the Facility in a Lease Purchase Agreement:** No  
**If a Charter School, Where will the Facility Revert To:**  
 NA

**Bonded Debt Approved:**  
**Year Bond Election Passed:**  
**Bonded Debt Failed:**  
**Year Bond Election Failed:**  
**2010 Bond Election Results:**  
**Median Household Income:**  
**Free or Reduced Lunch %:** 5.18%  
**State Financial Watch:** No  
**Charter School Fund Balance:** \$239,360.00  
**Charter Authorizer Letter:** Yes  
**Charter 3 Month Notice:** Yes  
**Charter Chartered for 5 Yrs:** Yes  
**Year Built:** 1998

**Current Grant Request:** \$984,684.00  
**Current Applicant Match:** \$1,253,234.00  
**Current Total Project Cost:** \$2,237,918.00  
**Previous Grant Awards:** 0  
**Previous Matches:** 0  
**Future Grant Requests:** 0  
**Future Matches:** 0  
**Total for all Phases:** \$2,131,350.00  
**Cost Per Pupil:** \$17,381.00  
**Cost Per Sq Ft:** \$236.00  
**Red Flags for Discussion:** None  
**Red Flags Explain:**

**Affected Sq Ft:** 9,000.00  
**Master Plan Completed:** Yes  
**CDE Minimum Match %:** 50  
**Actual Match % Provided:** 56  
**Was a Waiver Required:** N/A  
**Stautory Waiver:**  
**FCI:** 20.83%  
**CFI:** 78.10%  
**Inflation:** 5  
**Historical Significance:** NA  
**Does this Qualify For HPCP:** Required



# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## HOLYOKE RE-1J - Holyoke ES - ES & JrSrHS HVAC Upgrades

### School Name: Holyoke ES

|                              |             |
|------------------------------|-------------|
| Number of Buildings:         | 1           |
| All or Portion built by WPA: | No          |
| Gross Area (SF):             | 43,984      |
| Replacement Value:           | \$9,980,416 |
| Condition Budget:            | \$8,089,794 |
| Total FCI:                   | 81.06%      |
| Energy Budget:               | \$15,394    |
| Suitability Budget:          | \$2,600,900 |
| Total RSLI:                  | 3%          |
| Total CFI:                   | 107%        |
| Condition Score: (60%)       | 2.79        |
| Energy Score: (0%)           | 2.21        |
| Suitability Score: (40%)     | 3.70        |
| School Score:                | 3.15        |



## HOLYOKE RE-1J Holyoke Jr/Sr HS - ES & JrSrHS HVAC Upgrades

### School Name: Holyoke Jr/Sr HS

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 92,500       |
| Replacement Value:           | \$26,582,297 |
| Condition Budget:            | \$12,359,932 |
| Total FCI:                   | 46.50%       |
| Energy Budget:               | \$32,375     |
| Suitability Budget:          | \$2,425,600  |
| Total RSLI:                  | 26%          |
| Total CFI:                   | 55.7%        |
| Condition Score: (60%)       | 3.03         |
| Energy Score: (0%)           | 2.40         |
| Suitability Score: (40%)     | 4.27         |
| School Score:                | 3.53         |





# CDE BEST FY11-12 Grant Application Summaries

|   |  |   |   |
|---|--|---|---|
| <b>Applicant Name:</b>                      | HOLYOKE RE-1J                                  | <b>Sort Order #:</b>                            | 30  |
| <b>County:</b>                              | PHILLIPS                                       | <b>Applicant Priority #:</b>                    | 5   |
| <b>Project Title:</b>                       | ES & JrSrHS HVAC Upgrades                      |   |   |
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fire Alarm            | <input type="checkbox"/> Roof                   | <input type="checkbox"/> Water Systems      |
| <input type="checkbox"/> Asbestos Abatement | <input type="checkbox"/> Lighting              | <input type="checkbox"/> School Replacement     | <input type="checkbox"/> Window Replacement |
| <input type="checkbox"/> Boiler Replacement | <input type="checkbox"/> ADA                   | <input type="checkbox"/> Security               | <input type="checkbox"/> New School         |
| <input type="checkbox"/> Electrical Upgrade | <input type="checkbox"/> HVAC                  | <input type="checkbox"/> Facility Sitework      | <input type="checkbox"/> LandPurchase       |
| <input type="checkbox"/> Energy Savings     | <input checked="" type="checkbox"/> Renovation | <input type="checkbox"/> Project Other Explain: |   |

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

The series of BEST Cash Grant applications submitted on behalf of the Holyoke School District represents the values of the community, a thorough assessment of the current structures, and an understanding of life/safety issues that should be addressed immediately.

As a result of the Master Plan process, the District was able to determine that while both schools are over 50 years old, they are structurally sound and are viable buildings with the appropriate attention. The 2010 mill levy override was passed to keep the schools viable for the next 10 to 15 years at which time the District would have the bonding capacity to address further concerns.

Holyoke Elementary School is a 47,200 square foot, single story, brick building built in 1954 with additions in 1966, 1972, 1978 and 1998.

The HVAC, electrical and lighting systems in the Elementary School are original equipment and well past their expected life and in danger of failing. Recent below-zero weather caused the school to close due to classroom temperatures. Poor ventilation and excessive levels of carbon dioxide create an overall poor learning environment.

Most classrooms have two electrical outlets, one on each side of the room. Today's educational environment requires multiple outlets for basic teaching and learning functions. The current solution is to stretch extension cords everywhere which is not approved by the State Fire Safety Inspector.

The 1950s building has many safety concerns including a need for a fully-addressable fire alarm system and controlling the access to the building, both necessities for a safe and secure school in today's day and age.

The roof had its last major work in 1991. With warranties expired, the District has been paying for patching and sealing on an annual basis and still fights leaks in classrooms and hallways. Leaks are difficult to locate with the remodeled false ceiling.

Another issue at the Elementary School is the unsafe bus drop-off area. All parent, pedestrian and bus traffic unloads on the same stretch of curb in the front of the school. One immediate solution identified is to separate parent and bus traffic.

Holyoke Junior/Senior High School is an 119,400 square foot, single story building. The original high school gymnasium was built in 1950. The remainder of the High School was built in 1975 and the Junior High addition was completed in 1998.

Security is also an issue for the Junior/Senior High School because it was designed to allow for easy access to the public areas (gym and auditorium) creating difficulty in monitoring. Improvements are needed in the camera system, emergency all-call system, and with the visibility in the front office to improve the safety of students.

The roof covering the 1975 section of the building is in poor repair. Water pools up to one foot deep in areas and the entire roof has already been coated once requiring a total replacement of the roof. Leaks are frequent and significant damage to the ceiling is eminent.

The front of the Junior/Senior High School has traffic congestion similar to the Elementary School. Students exit in same location as the bus loading area, parent pickup and the student parking lot. The bus drop-off area needs to be relocated away from the front doors and the student parking lot.

The Facility Master Planning process and mill levy override election engaged the staff and community revealing a strong community value to get the most out of the existing facilities. Therefore, the District has prioritized projects to address critical life/ safety issues with support from the BEST Cash Grant program.

The Holyoke Community is supporting the projects with an additional mill levy override, yet it is still insufficient for the District's priorities. BEST grants are the only means for the District to address the schools' most critical life safety issues to provide a safe and secure environment for its students and staff.

#### **Issue: Renovation**

#### **Deficiencies Associated with this Issue:**

Overview: The proposed scope addresses indoor air quality. Learning spaces in both schools have little or no conditioned outside ventilation during the winter months. The two schools in Holyoke School District fail to meet minimum standards necessary for a safe and secure environment. As part of Holyoke School District's phased plan to provide improvements to bring the current facilities up to current standards, this application includes work within the first phase which addresses the District's urgent needs with respect to life safety and replacement of critical systems that are currently beyond their expected useful life. Further definitions of these deficiencies are identified in the 2010 CDE Final School Assessment Report for Holyoke School District and in The Facility Assessment Review Comments from The Neenan Company documents submitted in this application.

Per CDE's statewide facility assessment, Holyoke School District's facility condition index (FCI) is approximately 80% and Colorado Facility Index (CFI) average is 108% for the Elementary School. The Junior/Senior High School's FCI is approximately 46% and CFI average is 56%. The Neenan Company's detailed assessment review per Holyoke School District's BEST Master Plan shows the deficiencies to be less severe than the state assessment, with a facility condition index (FCI) of approximately 21% and Colorado Facility Index (CFI) average of 69% for the Elementary School and an FCI of approximately 26% and CFI average of 50% for the Junior/Senior High School, illustrating that renovation of the existing facilities is the most prudent solution. Refer to Section 3 of the Master Plan for further information.

#### **Deficiencies:**

Poor indoor air quality - Currently there is no mechanical ventilation system control in the Junior/Senior High School and the majority of the Elementary School does not have mechanical ventilation control in the majority of the school. The only method for bringing fresh air into classrooms is through operable windows and undesirable air infiltration. Additionally, at the Junior/Senior High School, (14) classrooms and the Library are interior to the building and have no ability to get fresh air at any time. This creates extremely high CO-2 levels in classrooms, particularly in the winter months. While recommended CO-2 levels are below 800 PPM, CO-2 levels were measured as high as 1350 PPM within both schools in January of 2011. Poor ventilation, the absence of fresh air, and unacceptably low temperatures in Elementary School classrooms during winter months causes undesirable effects to the occupants within the spaces, severely impacting the learning environment.

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

Solution: Recommendations to Correct Deficiencies

The proposed solution is part of Holyoke School District's first phase (a 10-year plan) to address the District's urgent needs with respect to life safety and replacement of critical systems that are currently beyond their expected useful life. This solution most effectively addresses current health and safety issues.

A detailed description of the solution/benefits that would result from the repairs is listed below:

HVAC/Ventilation Air Upgrades -At the Elementary School, a 1998 addition and renovation provided Air Handling Units with ventilation air at select locations within the school. The remainder of the Rooftop Condensing Units (RTU's) at classrooms and other learning spaces (xx total), which currently provide cooling, would only be replaced with high efficiency, hot water coils/cooling RTUs along with CO-2 sensors and DDC controls. Existing ductwork from the Rooftop Units would be reused and sections added extending into the classrooms to provide the necessary fresh air and heating into the spaces. At the Junior/Senior High School, the current system would be equipped with CO-2 control on the existing RTUs and outside air dampers added to classrooms currently without fresh air to provide the necessary fresh air into the spaces.

#### **How Urgent is this Project:**

#### **Urgency**

The urgency of this application for Holyoke School District is based on deficiencies identified in the 2010 Facility Assessment Report and in Section 4 of the BEST application, as identified by the Master Planning team. A mill levy override was passed in November 2010 which will generate additional revenue for ten years in order to provide funding to address the most critical items from the 10-year solutions developed during the Master Plan process as well as key technology upgrades to make the buildings suitable for students for the next decade or longer until such time the community can approve a bond question. The identified deficiencies substantially exceed the revenue stream from the mill levy override. If the District does not receive the BEST grant funding, it will be forced to prioritize among a list of critical life safety items, resulting in an up to 10-year delay for many of the projects. The

longer the delay of these critical improvements, the more likely the district will encounter serious safety issues. Further delaying the replacement of critical systems that are far beyond their useful life will result in costly repairs which only provide a Band-Aid to the problem.

Currently, as identified in the deficiencies, both existing facilities do not meet current best practice recommendations regarding indoor air quality in teaching environments. Aging, failing mechanical systems and elevated CO-2 levels in classrooms contribute to unsafe conditions and unhealthy air quality for building occupants. These conditions are hazardous and require immediate correction.

BEST grant funding is the only viable means for Holyoke School District to continue to thrive in facilities that meet minimum health and life safety needs as determined by CDE. Funding from this grant will allow Holyoke School District to correct hazardous life safety conditions and replace critical systems that are currently beyond their expected useful life.

**What is the Cost Associated with this Issue:** \$1,200,250

**How Does this Project Conform with the Construction Guidelines:**

The existing schools will only be renovated and improved to meet Public Schools Construction Guidelines with respect to the specific systems being improved within this scope of work. Areas of the schools and sites not included in the scope of these improvements will remain as is and may or may not comply with Public Schools Construction Guidelines. Further upgrades to address issues of non-compliance within the existing buildings will be considered as part of the 20- and 30-year plans for the Holyoke School District.

Included in this application are HVAC upgrades to provide ventilation air at the Junior/Senior High School & Elementary School, which will bring the buildings into compliance with respect to the buildings' mechanical HVAC system in order to achieve healthy indoor air quality for the buildings' occupants (Section 3.12).

The existing buildings are not required to meet LEED Gold certification requirements per the following guidelines of the CDE HPCP program outlined in the BEST application:

-Although the scope of improvements affects the entire schools, the areas of renovation are less than 5,000 SF of the buildings.  
&#8208;The increased initial cost resulting from the HPCP cannot be re&#8208;couped by decreased operational costs within 15 years.

&#8208;The cost of the renovation projects does not exceed 25% of the current values of the buildings.

The increased costs incurred by the HPCP would far exceed 5% of the total cost of the project, as major renovations to address energy efficiency of the building envelope would be required to bring this project into compliance.

All new equipment selected is high efficiency equipment, and design of the proposed improvements will be with HPCP guidelines in mind, with the goal being energy efficient, long-term solutions, which provide the greatest benefit to the District for years to come. Additional upgrades that would affect the overall energy efficiency of the buildings are to be addressed within the 20-year plan for Holyoke School District.

**How Does the Applicant Plan to Maintain this Project if it is Awarded:**

The Holyoke School District operates with a general fund totaling \$ 5,145,273 and is committed to all aspects of providing a quality education. For Fiscal Year 2011, the District has allocated \$441,805 to operations and maintenance, which accounts for 41% of all discretionary spending.

For Fiscal Year 2011, the District has budgeted \$180,000 of general fund money for capital projects which equates to \$310 per student, which exceeds the former required transfer. Even in times of declining enrollment and decreased state funding, the District has made it a priority to protect the capital projects budget. Audited financials demonstrate a long-held commitment to capital projects: FY10 - \$309,129; FY09 - \$876,140; FY08 - \$648,330; FY07 - \$208,755; FY 06 - \$274,368. However, it is clear that \$180,000 is not sufficient for meeting all needs identified in the Master Plan.

In November of 2010, voters approved a mill levy override for ten years that will generate about \$200,000 per year, bringing the available funds for capital projects to about \$380,000 per year for the next ten years before the override sunsets. At our current student population, this amount equates to \$650 per student. It is the intent of the Board and the voters to address facility issues over the next ten years which will require a match through the BEST program.

While the combination of the capital projects budget and mill levy override is a substantial investment in the facilities, it cannot meet the needs identified in the Master Plan for the next ten years. Because the override sunsets, there is no guaranteed funding available for ongoing replacements of any new work completed as a result of this override and potential BEST grant. In order to set aside enough funds to replace all purchases included in the five grants twenty years from now, the District would need to set aside an additional \$340 per pupil for such purpose. As the Master Plan indicates, in order to meet the 20 year needs or replacement of any upgrades completed at this time will require the passage of a bond after the current debt service is complete in 2020.

Therefore, a successful grant application will allow the school to meet its immediate needs until such time when the district is able

to pass a bond.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time. Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

The two primary educational buildings are the Holyoke Elementary School and the Holyoke Junior/Senior High School. The Elementary School was originally built in 1956 with additions in 1966, 1972, 1978, and 1998. The existing auxiliary gym at the Junior /Senior High School was constructed in 1956 and remains a part of the school. In 1978, the High School building was constructed, and the addition of the Junior High School was completed in 1998.

The School District and community are determined to make sure they get the most value out of the buildings they have, and make sure the community's money is spent wisely. A Master Plan was created to assist the District in evaluating if it is valuable to continue to improve their existing buildings, or if it is more prudent to construct new facilities. The conclusion of the master plan study was that the facilities can be upgraded, they are structurally sound and functional, and it is economically valuable to invest in the current facilities based on a detailed cost analysis of renovation vs. new (refer to the attached Master Plan document for additional information).

While the conclusion is clear that improvements to the existing facilities are more economically viable than replacement of the facilities, there are a multitude of issues within the aging existing buildings that greatly compromise student health and safety. Holyoke School District has devised a phased plan to provide improvements to bring the current facilities up to current standards. The first phase (a 10-year plan) addresses the District's urgent needs with respect to life safety and replacement of critical systems that are currently beyond their expected useful life. This application specifically addresses indoor air quality. Learning spaces in both schools have little or no conditioned outside ventilation during the winter months.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

NA

**CDE Comments:**

HOLYOKE'S 5 APPLICATIONS ARE ALL BASED ON A LONG RANGE MASTER PLAN FOR FACILITY IMPROVEMENTS. THE DISTRICT HAS SEPARATED AND PRIORITIZED PROJECTS FROM THEIR 5-10 YEAR PROJECT LIST. RELATIVE TO THE CDE FACILITY ASSESSMENT, THE DISTRICT'S MASTER PLAN DETERMINED A MUCH LOWER FCI (21%) AND CFI (69%) FOR THE ELEMENTARY SCHOOL BASED ON ACTUAL LONG-TERM PROJECT OPTIONS. THE HIGH SCHOOL WAS ALSO DETERMINED TO BE LOWER, AT 26% (FCI) AND 50% (CFI). THIS APPLICATION IS ADDITIVE TO THE HOLYOKE ES&JRSRHS RENOVATIONS, WHICH REPLACES THE EXISTING BOILERS, BUT DOES NOT ADDRESS THESE IAQ DEFICIENCIES.

|  |                |                                     |             |
|--|----------------|-------------------------------------|-------------|
| <b>Funded FTE Count:</b>                                       | 566.00         | <b>Bonded Debt Approved:</b>        |             |
| <b>Assessed Valuation:</b>                                     | 44566430       | <b>Year Bond Election Passed:</b>   |             |
| <b>PPAV:</b>   | \$78,753.00    | <b>Bonded Debt Failed:</b>          |             |
| <b>Bonded Debt:</b>  | \$1,950,000.00 | <b>Year Bond Election Failed:</b>   |             |
| <b>Total Bonding Capacity:</b>                                 | \$8,913,286.00 | <b>2010 Bond Election Results:</b>  | NA          |
| <b>% of Bonding Capacity Used:</b>                             | 22.00%         | <b>Median Household Income:</b>     | \$16,316.00 |
| <b>Bond Capacity Remaining:</b>                                | \$6,963,286.00 | <b>Free or Reduced Lunch %:</b>     | 43.80%      |
| <b>Existing Bond Mill Levy:</b>                                | 4.25           | <b>State Financial Watch:</b>       | No          |
| <b>Who Owns the Facility:</b>                                  | District       | <b>Charter School Fund Balance:</b> | NA          |
| <b>If it's a 3rd Party Explain:</b>                            |                | <b>Charter Authorizer Letter:</b>   | No          |
|  |                | <b>Charter 3 Month Notice:</b>      | No          |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No             | <b>Charter Chartered for 5 Yrs:</b> | No          |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                | <b>Year Built:</b>                  | 1953, 1975  |

NA

|                                    |                       |                                    |                       |
|------------------------------------|-----------------------|------------------------------------|-----------------------|
| <b>Current Grant Request:</b>      | <b>\$765,760.00</b>   | <b>Affected Sq Ft:</b>             | 166,600.00            |
| <b>Current Applicant Match:</b>    | <b>\$554,515.00</b>   | <b>Master Plan Completed:</b>      | Yes                   |
| <b>Current Total Project Cost:</b> | <b>\$1,320,275.00</b> | <b>CDE Minimum Match %:</b>        | 42                    |
| <b>Previous Grant Awards:</b>      | 0                     | <b>Actual Match % Provided:</b>    | 42                    |
| <b>Previous Matches:</b>           | 0                     | <b>Was a Waiver Required:</b>      | N/A                   |
| <b>Future Grant Requests:</b>      | 0                     | <b>Stautory Waiver:</b>            |                       |
| <b>Future Matches:</b>             | 0                     | <b>FCI:</b>                        | 63.78%                |
| <b>Total for all Phases:</b>       | <b>\$1,200,250.00</b> | <b>CFI:</b>                        | 81.35%                |
| <b>Cost Per Pupil:</b>             | <b>\$2,091.00</b>     | <b>Inflation:</b>                  | 2                     |
| <b>Cost Per Sq Ft:</b>             | <b>\$7.00</b>         | <b>Historical Significance:</b>    | Yes-Granted Exemption |
| <b>Red Flags for Discussion:</b>   | None                  | <b>Does this Qualify For HPCP:</b> | Not Required          |
| <b>Red Flags Explain:</b>          |                       |                                    |                       |

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## ADAMS-ARAPAHOE 28-J - Clyde Miller ES - ES/MS HVAC Upgrades

### School Name: Clyde Miller ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 46,675       |
| Replacement Value:           | \$14,019,841 |
| Condition Budget:            | \$11,062,047 |
| Total FCI:                   | 78.90%       |
| Energy Budget:               | \$16,336     |
| Suitability Budget:          | \$2,163,500  |
| Total RSLI:                  | 5%           |
| Total CFI:                   | 94.5%        |
| Condition Score: (60%)       | 3.24         |
| Energy Score: (0%)           | 2.02         |
| Suitability Score: (40%)     | 4.11         |
| School Score:                | 3.59         |



**Q#165** - Windows and glazing are in poor condition with some components deteriorated and damaged. Score: 2 **Q#162** - Ceilings are worn and have cosmetic deficiencies with visible damage in some areas. Score: 2 **Q#118.1** - The lighting in the school is in poor condition. Score: 2 **Q#194** - No the building receives almost NO natural light. Score: 1 **Q#120.3** - The system and fixtures are unsatisfactory. Score: 1



# CDE BEST FY11-12 Grant Application Summaries

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

**Sort Order #:** 26

**County:** ARAPAHOE

**Applicant Priority #:** 1

**Project Title:** ES/MS HVAC Upgrades

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

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

Aurora Public Schools Long Range Facility Advisory Committee (LRFAC) began planning in 2005 for a bond program that would go to the voters in 2008. The total value of requirements considered in that planning cycle was \$476 million, leading to \$215 million in funding recommendations. Of the \$261 million of unfunded projects, the Clyde Miller Elementary School HVAC retrofit was the highest ranked and the high priority for funding from a future capital construction program.

The \$215 million dollar program limit was set by the capacity remaining in debt limit based on projections provided to us by our Finance Department in 2008. Per state law, school districts' debt limit is set at 20 % of the assessed valuation of all real property in the district. In the past 15 years, Aurora's voters have been very supportive of district bond referenda. In 1995, Aurora's voters approved \$69.8 million. This was followed by \$225 million in 2002 and \$215 million in 2008. Since our bond passed in 2008, we have seen our debt limit decrease. In July 2010, the district had \$326,959,982 of bonded debt outstanding against the debt limit of \$356,273,962. Due to stalled development and declining property values, the district's remaining voter- approved borrowing authorization from the 2008 referendum actually exceeded the state's 20% of assessed value debt limit. This occurred as follows:

- By July 2010, \$132,685,000 of bonds had been sold against the \$215 million approved in the 2008 election. This figure was part of the district's total \$356,273,962 of bonded indebtedness.
- The difference between \$215 million and \$132,685,000 means that the district currently had authority from its voters to issue an additional \$82,315,000 of bonds.
- The difference between the district's statutory debt limit of \$356,273,962 and \$326,959,982 was only \$29,313,980.

However, the state does allow school districts with rapid growth to temporarily increase their debt limit to 25% of their assessed value. With that increase the district was able to sell the remaining \$82,315,000. The fact is that Aurora Public Schools has temporarily exceeded its 20% bonding limit. The \$215 million approved by our voters in 2008 is entirely allocated to projects as detailed in our 2008 Facility and Technology Needs Report of September 2008. Our next bond program must wait for existing debt to be paid down and/or for property values to increase. It is difficult to predict when property values will recover and growth will resume.

Low property values have long restricted Aurora Public Schools' capital programs. Through an analysis of per pupil assessed valuations, it may easily be computed that an "average" Colorado district with the enrollment of Aurora Public Schools would have a debt limit of \$600 million compared to Aurora's \$356 million. This discrepancy has a major influence on what we build, how we build, and on how carefully the district must manage its limited capital funds.

In addition to the statutory limit on funds, our ability to complete deferred maintenance and planned replacement projects is impacted by the amount of our bonding capacity that we need to set aside for new construction. Our 2008 bond had almost half of the funds in new construction. Only \$97 Million were designated to existing buildings. Since we do not know when we will have sufficient bonding capacity for another bond or how much of a future bond must be allocated for growth, we are asking for a BEST grant to fund this project at Clyde Miller K8 (formally Elementary) School.

**Issue:** HVAC

## Deficiencies Associated with this Issue:

Clyde Miller Elementary School was built in 1981 during a period when building construction was more frequently focused on energy conservation than indoor air quality. A number of buildings built during this period have been determined to suffer from Sick Building Syndrome. The EPA has determined multiple causes for SBS including inadequate ventilation (from the EPA website): In the early and mid 1900's, building ventilation standards called for approximately 15 cubic feet per minute (cfm) of outside air for each building occupant, primarily to dilute and remove body odors. As a result of the 1973 oil embargo, however, national energy conservation measures called for a reduction in the amount of outdoor air provided for ventilation to 5 cfm per occupant. In many cases these reduced outdoor air ventilation rates were found to be inadequate to maintain the health and comfort of building



occupants. Inadequate ventilation, which may also occur if heating, ventilating, and air conditioning (HVAC) systems do not effectively distribute air to people in the building, is thought to be an important factor in SBS. In an effort to achieve acceptable IAQ while minimizing energy consumption, the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) recently revised its ventilation standard to provide a minimum of 15 cfm of outdoor air per person (see ASHRAE Standard 62-1989).

The mechanical system at Clyde Miller was constructed during this period of low levels of outside air. In 1993 the school was put on a year round calendar to handle increased student enrollment. The mechanical system was retrofitted to provide air conditioning but, since the project was funded from the district's capital reserve funds, a total retrofit of the mechanical system was not affordable. Ventilation was not substantially increased at this time as a more extensive retrofit would have been required.

The Clyde Miller mechanical system is composed of roof top ventilation units, a chiller & boiler plant and a distribution system with individual fan-powered boxes. Most of this equipment dates to the 1993 retrofit with the exception of the original boiler and some of the duct-work which is original to the building construction. All of the equipment is undersized and cannot meet current IAQ standards. The chiller uses a Caterpillar engine and can no longer be maintained. The district will be replacing the chiller this summer with funding from the capital reserve fund.

While the mechanical system replacement is of the highest importance, a more comprehensive renovation should help with energy efficiency of a new system and allow us to replace a few other building systems are past their expected life. The windows are covered on the exterior by a metal louver system which limits the natural light allowed into the classrooms. Removing the louvers and repairing and/or replacing the windows would be best done at the same time as the mechanical retrofit so the system can take any changes to the building load into account. Similarly, interior classrooms have no natural light. Installing Solatubes would allow natural light into those rooms and should be done at the same time as the ductwork changes so they are located to give the most benefit to the classroom layout. Plumbing fixtures are at the end of their useful life and would typically be upgraded as part of a mechanical repair project. Finally, ceilings in the classrooms are original and may encounter damage when the mechanical system is replaced; they should be replaced as well as the classroom light fixtures which may be damaged during a ceiling replacement project.

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

Replace the current mechanical equipment and distribution system with a system that meets current ASHRAE IAQ standard and the latest energy code. Replace other systems that are past their useful life or will be impacted by the HVAC repair project including windows coverings, plumbing fixtures, the ceilings and the lights.

#### **How Urgent is this Project:**

The chiller replacement will occur this summer due to an immediate need to replace this piece of equipment; however, the system will not truly function at optimum performance without replacement of the remainder of the mechanical system. While the district can continue to fund piece by piece replacement of the mechanical system from its capital reserve budget; a complete overhaul is not possible without an infusion of funds from another source.

**What is the Cost Associated with this Issue:**      \$1,999,800

#### **How Does this Project Conform with the Construction Guidelines:**

The existing building does not conform to the following Colorado Department of Education 1 CCR 303(1) Capital Construction Assistance Public Schools Facility Construction Guidelines:

Section One – Promote safe and healthy facilities

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

3.12 IAQ would be greatly improved with the replacement of the mechanical system. A new system would be designed to meet ASHRAE standards

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

Management of the requested repairs and improvements will fall under the responsibility of the district's Director of Maintenance and Operations and will be accomplished under our normal facility management processes. Aurora Public Schools operates a full service Maintenance and Operations Department. The department carries out a regular program of routine, emergency and preventive maintenance and cyclical major repairs for all district facilities.

The Maintenance Department is comprised of 1) three interdisciplinary teams, 2) a preventive maintenance (PM) team, and 3) a resource and planning team. Their goal is to provide a level of building maintenance that promotes and complements learning environments.

The three interdisciplinary teams accomplish general building maintenance for the district. Each team has approximately 11 members, and they are responsible for maintaining 1.2 to 1.4 million square feet. Each team is responsible for a variety of building maintenance services including heating, ventilation and air conditioning, electrical, plumbing, carpentry and painting.

The PM team has 12 members. PM duties include heating, ventilation and air conditioning, building maintenance, kitchen equipment, energy management, indoor air quality, fire inspections, general fire-safety issues, boiler inspections, backflow prevention and testing, fire-sprinkler systems, recycling, and elevator and auto-lift inspections.

The resource and planning team manages district wide maintenance needs. The team consists of 15 members and is responsible for a variety of district wide building maintenance services, including the district’s four swimming pools. The branch also provides training and support for the entire maintenance and operations department, including estimates of projects and capital reserve requests. Their responsibilities are in the following key areas:

- Electronic and Controls:** This team consists of 4 members. They are responsible for district wide support of fire-alarm systems, intrusion-alarm systems, clocks, scoreboards and intercom systems.
- Resource and Planning:** This group has 11 team members who are responsible for district wide support to the interdisciplinary teams in the following areas: glazing, roofing, welding, doors and locks, signs, master plumber, master electrician and electrical installations.

The district’s annual capital reserve program currently averages approximately \$7 million per year and includes a program of cyclical major facility repairs.

The district carries on a program of periodic district-wide facility condition assessments that form a basis for planning annual capital reserve project programs and bond funded capital construction programs. The most recent of these assessments was completed in 2008.

The district’s Long Range Facilities Advisory Committee meets on a regular basis and advises the board of education on facility project needs.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time. Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

The building was built by the school district in 1981 and met the standards of the district at that time.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

NA

**CDE Comments:**

|  |                  |                                     |                  |
|--|------------------|-------------------------------------|------------------|
| <b>Funded FTE Count:</b>                                       | 33,742.00        | <b>Bonded Debt Approved:</b>        | \$440,000,000.00 |
| <b>Assessed Valuation:</b>                                     | 1764274208       | <b>Year Bond Election Passed:</b>   | 02.08            |
| <b>PPAV:</b>   | \$52,287.00      | <b>Bonded Debt Failed:</b>          |                  |
| <b>Bonded Debt:</b>  | \$336,955,000.00 | <b>Year Bond Election Failed:</b>   |                  |
| <b>Total Bonding Capacity:</b>                                 | \$352,854,842.00 | <b>2010 Bond Election Results:</b>  | NA               |
| <b>% of Bonding Capacity Used:</b>                             | 95.00%           | <b>Median Household Income:</b>     | \$18,698.00      |
| <b>Bond Capacity Remaining:</b>                                | \$15,899,842.00  | <b>Free or Reduced Lunch %:</b>     | 63.03%           |
| <b>Existing Bond Mill Levy:</b>                                | 15               | <b>State Financial Watch:</b>       | No               |
| <b>Who Owns the Facility:</b>                                  | District         | <b>Charter School Fund Balance:</b> | NA               |
| <b>If it's a 3rd Party Explain:</b>                            |                  | <b>Charter Authorizer Letter:</b>   | No               |
|  |                  | <b>Charter 3 Month Notice:</b>      | No               |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No               | <b>Charter Chartered for 5 Yrs:</b> | No               |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                  | <b>Year Built:</b>                  | 1981             |

NA

|                                    |                |                                    |           |
|------------------------------------|----------------|------------------------------------|-----------|
| <b>Current Grant Request:</b>      | \$1,693,831.00 | <b>Affected Sq Ft:</b>             | 46,675.00 |
| <b>Current Applicant Match:</b>    | \$505,949.00   | <b>Master Plan Completed:</b>      | Yes       |
| <b>Current Total Project Cost:</b> | \$2,199,780.00 | <b>CDE Minimum Match %:</b>        | 23        |
| <b>Previous Grant Awards:</b>      | 0              | <b>Actual Match % Provided:</b>    | 23        |
| <b>Previous Matches:</b>           | 0              | <b>Was a Waiver Required:</b>      | N/A       |
| <b>Future Grant Requests:</b>      | 0              | <b>Stautory Waiver:</b>            |           |
| <b>Future Matches:</b>             | 0              | <b>FCI:</b>                        | 78.90%    |
| <b>Total for all Phases:</b>       | \$1,999,800.00 | <b>CFI:</b>                        | 94.50%    |
| <b>Cost Per Pupil:</b>             | \$5,333.00     | <b>Inflation:</b>                  | 2         |
| <b>Cost Per Sq Ft:</b>             | \$43.00        | <b>Historical Significance:</b>    | NA        |
| <b>Red Flags for Discussion:</b>   | None           | <b>Does this Qualify For HPCP:</b> | Required  |
| <b>Red Flags Explain:</b>          |                |                                    |           |

# BEST FY11-12 CDE GRANT APPLICATION SUMMARIES

-Facilities Affected By This Grant Application-

## HARRISON 2 - Bricker ES - Replace Boilers at (3) ES

School Name: Bricker ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 56,186       |
| Replacement Value:           | \$11,907,470 |
| Condition Budget:            | \$6,977,800  |
| Total FCI:                   | 58.60%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$2,346,100  |
| Total RSLI:                  | 12%          |
| Total CFI:                   | 78.3%        |
| Condition Score: (60%)       | 3.32         |
| Energy Score: (0%)           | 1.63         |
| Suitability Score: (40%)     | 4.22         |
| School Score:                | 3.68         |



## HARRISON 2 - Oak Creek ES - Replace Boilers at (3) ES

School Name: Oak Creek ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 58,458       |
| Replacement Value:           | \$13,037,510 |
| Condition Budget:            | \$7,162,055  |
| Total FCI:                   | 54.93%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$2,327,700  |
| Total RSLI:                  | 24%          |
| Total CFI:                   | 72.8%        |
| Condition Score: (60%)       | 3.48         |
| Energy Score: (0%)           | 1.92         |
| Suitability Score: (40%)     | 4.20         |
| School Score:                | 3.77         |



## HARRISON 2 - Wildflower ES - Replace Boilers at (3) ES

School Name: Wildflower ES

|                              |              |
|------------------------------|--------------|
| Number of Buildings:         | 1            |
| All or Portion built by WPA: | No           |
| Gross Area (SF):             | 55,500       |
| Replacement Value:           | \$11,517,015 |
| Condition Budget:            | \$6,145,125  |
| Total FCI:                   | 53.36%       |
| Energy Budget:               | \$0          |
| Suitability Budget:          | \$1,480,300  |
| Total RSLI:                  | 18%          |
| Total CFI:                   | 66.2%        |
| Condition Score: (60%)       | 3.33         |
| Energy Score: (0%)           | 2.21         |
| Suitability Score: (40%)     | 4.24         |
| School Score:                | 3.70         |



# CDE BEST FY11-12 Grant Application Summaries

**Applicant Name:** HARRISON 2

**Sort Order #:** 20

**County:** EL PASO

**Applicant Priority #:** 3

**Project Title:** Replace Boilers at (3) ES

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

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

Bricker, Oak Creek, and Wildflower Elementary Schools were built in the early 1980s using a standard design that was later used for 2 additional schools, thus there are 5 schools utilizing this standard design in the district. The standard design allowed for construction of a base design of approximately 50,000 square feet with an additional alteration of approximately 7,500 square feet encompassing 8 additional classrooms. Bricker was built with the additional 8 classrooms, Oak Creek and Wildflower were originally constructed without the 8 additional classrooms. The 8 classroom additions were planned for at the time of original construction and were delayed until the student population dictated the need for the extra space. Bricker Elementary School was built in 1980 and was the first of the standard design used for 5 schools built in the 1980s. Bricker is a neighborhood K-5 school that serves approximately 365 students, with 84% receiving free and reduced meal benefits, in 56,186 square feet. Oak Creek Elementary School was built in 1983 with 50,620 square feet. The 8 classroom addition, 7,838 square feet, was added in 2002 for a total of 58,458 square feet. Oak Creek is a neighborhood K-5 school that serves approximately 340 students, 76% of whom are eligible to receive free and reduced meal benefits. Oak Creek is situated close to the northern border of Fort Carson and serves many military families. Wildflower Elementary School was built in 1983 with 48,155. The 7,345 square foot, 8 classroom addition, was added in 1987, giving a total of 55,500 square feet. Wildflower is a traditional K-5 neighborhood school that serves approximately 340 students, with 74% receiving free and reduced meal benefits. All three schools have been maintained in very good condition and meet the educational needs of the students using a traditional curriculum. All three schools are used extensively throughout the summer for summers school.

The current Facility Master Plan, the last Operations and Maintenance Plan (2004) and the current Statewide Facility Assessment Report (SFAR) identify the boiler systems, including the pumps, and condensing units as outdated and in need of replacement. The Bricker boiler and condensing units were installed in 1980 and have exceeded the design life of 30 years for the boiler and 15 years for the condensing units. The SFAR scored the school with a facility condition index (FCI) of 57.9% with the mechanical systems identified as needing the most improvement. The Oak Creek and Wildflower boilers, pumps and condensing units were installed in 1983 and the boiler and components will exceed their design life next year while the condensing units are 13 years past design life. The SFAR scored Oak Creek with an FCI of 33.3% and Wildflower with an FCI of 30.6% with the mechanical systems identified as needing the most improvement. The FCI's are high due to the age of the schools and the systems in the schools, which have exceeded their design life cycle and not been replaced, the schools have all just reached or will soon reach 30 years of life. The additions/replacements will significantly improve the health and safety in the school by eliminating hazards to technicians, reducing excessive temperatures, improving the efficiency of the system, and by allowing temperatures to be more uniformly maintained. The District is pursuing a BEST grant for the addition of high efficiency boilers, to augment the currently installed low efficiency boilers, and replacement of the 30 year old inefficient condensers to eliminate safety hazards to district technicians, eliminate safety hazards to students due to the inability to maintain temperatures, and improve the efficiency of the systems. The District has no plans to close or replace Bricker, Oak Creek, or Wildflower and expects to maintain the schools for the foreseeable future.

**Issue:** HVAC

### Deficiencies Associated with this Issue:

Bricker was constructed in 1980 and has the original Weil McLain boiler that is rated at 2.2 million BTU, model number MGB-18. The boiler, and the associated two 7.5 HP pumps are 31 years old and past their design life. The general condition of the boiler is good. However, it is the only boiler to serve the heating loop and is becoming more prone to failure. During the past three years, the boiler has failed frequently during each heating season. Parts are difficult to find and require substantial modifications to install, which takes time. In December, the boiler ignition module failed when the system started the normal daily heat-up at 6 am. The District stationed an HVAC technician at the boiler to manually jumper the module on and off to fire the boiler, while maintaining safe temperatures, in order to have school while parts were found and



modifications made. The district has continued to have electrical and gas train issues throughout the heating season. Since it is the only boiler, any failure causes a loss of heat throughout the school and potentially the closing of the school with associated lost instructional time. Due to the need to keep schools open and minimize lost instructional time, district technicians have had to take measures that would not normally be taken due to increased safety hazards. The pumps have required numerous hours of repair to bearings and seals. The domestic hot water heaters were installed in 1980 and 1993 and have also experienced numerous maintenance issues with the gas train and controls. The condensing units, built by York, were all installed in 1980 and are 15 years past their life expectancy. Each unit has a 20 ton and a 30 ton two stage compressor. There is only one compressor working in each unit, the other has failed. These units use R-22 refrigerant, which is being phased out and will no longer be available. The failed compressors can not be replaced, the whole condenser requires replacement. Replacement of the condensers will require upgrading to either R-134A or R-410A, which will also require replacing the evaporator units. The operating units are requiring excessive maintenance to keep them operating as parts fail and the units are overloaded due to the failed compressors. The district has scavenged the electrical controls and other parts from the failed units in order to keep the other units running. The electrical and controls have been cobbled together without technical drawing updates, which has resulted in numerous unsafe situations for technicians, including electrical shocks. The district currently can not maintain temperatures below 80 degrees on even moderately warm days.

Oak Creek was constructed in 1983 with an HB Smith, model G-400-1-13-CON, boiler rated at 2.4 million BTU and two hot water pumps rated at 5 and 7.5 HP. There are two domestic hot water boilers that were installed in 1983. The general condition of the boiler is good. However, it is the only boiler to serve the heating loop and is becoming more prone to failure. During the past three years, the boiler has failed frequently during each heating season. Parts are difficult to find and require substantial modifications to install, which takes time. During the winter break, the gas valve failed and the district received boiler fail alarms. Fortunately, the children were off and the district maintenance personnel were able to repair the boiler before the school froze and without any lost instructional time. The district has had numerous electrical and gas train issues requiring excessive amounts of technician time. Since it is the only boiler, any failure causes a loss of heat throughout the school and potentially the closing of the school with associated lost instructional time. The pumps have required numerous hours of repair to bearings and seals. There have also been numerous failures of the domestic boilers. The condensing units were all installed in 1983, manufactured by McQuay, and are 13 years past their life expectancy. The gym unit has a 20 ton and a 25 ton two stage compressor. The other two units have two 30 ton compressors each. These units use R-22 refrigerant, which is being phased out and will no longer be available. All of the units leak by on pump down due to bad solenoids, causing the units to short cycle. The office unit has a refrigeration leak on the distributor tube bundle that the district has been unable to locate and fix. All of the units have had their controls modified due to replacement parts being unavailable and the necessity to modify the system with non-OEM parts. Replacement of the condensers will require upgrading to either R-134A or R-410A, which will require also replacing the evaporator units. The operating units are requiring excessive maintenance to keep them operating as parts fail and the units are overloaded due to the failed stages. The district has scavenged the electrical controls and other parts from the failed units in order to keep the other units running. The electrical supply and controls systems have been jury rigged numerous times over the years without updating of the technical drawings. There have been numerous instances of district technicians being shocked by worn components (insulation) or by cobbled together systems. The condensers are a major safety hazard to maintenance staff, and the lack of being able to maintain temperatures is a safety hazard to students and staff in the summer when classroom temperatures approach 90 degrees. The district is having difficulty maintaining temperatures below 80 degrees on even moderately warm days.

Wildflower was constructed in 1983 with an HB Smith, model G-400-1-13-CON, boiler rated at 2.4 million BTU and two hot water pumps rated at 5 HP each. There are two domestic hot water boilers, one installed in 1983 and one installed in 1993. The general condition of the boiler is good. However, like the other two schools, it is the only boiler that serves the heating loop and is experiencing failures at an increasing rate, especially in the last 3 years. During the recent cold spell, the boiler control module failed causing the district to jumper out the boiler controls and control the boiler through the building automation system (BAS) while parts were ordered and shipped in. District technicians made substantial and creative modifications to the boiler controls to accommodate the parts and to keep the system operating and the school open. The pumps are experiencing increased failures of the bearings and seals.. Parts are difficult to find and require substantial modifications to install, which takes time. The district has had numerous electrical and gas train issues requiring excessive amounts of technician time. Since it is the only boiler, any failure causes a loss of heat throughout the school and potentially the closing of the school with associated lost instructional time. The pumps have required numerous hours of repair to bearings and seals. There have also been numerous failures of the domestic boilers. The condensing units were all installed in 1983, manufactured by McQuay, and are 13 years past their life expectancy. The gym unit has a 20 ton and a 25 ton two stage compressor. The other two units have two 30 ton compressors each. These units use R-22 refrigerant, which is being phased out and will no longer be available. The condensers have all had their controls modified due to unavailability of parts when the controls have failed. All of the units have had the refrigerant loops modified by an outside contractor due to orifice and controls issues beyond the district capabilities since replacement parts were unavailable. The compressors are showing signs of impending failure (loud noises and heavy vibrations, oil and refrigerant leaks). The district is having to rely on outside technical expertise in order to keep the units functioning and is having difficulty maintaining temperatures below 80 degrees on even moderately warm days. The impending failures are a safety issue to the technicians that work on the system and to the building occupants when temperatures typically rise to 90 degrees or above on warm spring, summer, and fall days. The electrical and controls modifications are dangerous to staff as are the worn components that often lead

to electrical shocks.

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

The District is proposing the same solution for all three schools. Since the existing conventional boilers are generally in good shape, the district will add an AERCO Benchmark 1.5 million BTU high efficiency condensing boiler to create a hybrid boiler system in each school. This system will utilize the high efficiency boiler throughout the year with the existing conventional boiler used as a backup and for extremely cold days when the AERCO boiler can not handle the load by itself. This will give District maintenance personnel ample opportunity to repair and maintain the existing conventional boiler while not interfering with instruction and also while minimizing the project cost. At a later date, when their conditions warrant, the conventional boilers can be replaced and upgraded to high efficiency boilers. This project would include installation of new pumps, new piping, a new flue liner, and electrical connections. The boilers are sized to allow the domestic hot water system to also be run on the new boilers, allowing the removal of two low efficiency domestic hot water boilers. The new boilers would be fully modulating over various load conditions allowing 1 boiler to efficiently handle loads in the shoulder months and the winter except for extremely cold conditions, when both boilers might be needed. Installing redundant boilers will greatly improve safety during repair or maintenance by still allowing for enough heating capacity to adequately heat the building. District employees will have time to safely troubleshoot and repair components without having to restore heat using extraordinary means. AERCO boilers have proven to be robust and require little maintenance, which would also save the District a considerable amount of maintenance and repair time and money over the existing boilers. The District researched and bid boiler manufacturers in 2007 and decided to standardize all future high efficiency boilers to one manufacturer to minimize the parts and the training required to maintain the boilers. The District chose AERCO boilers after an extensive review of available systems. The District installed a DDC Building Automation System in 2003. This system is compatible with the new boilers and allows the District to control the boilers for optimal operation. The control system will monitor conditions and cycle boilers on and off as needed to optimize the efficiency of the boilers and to maintain the preset temperatures in the building. The boilers would be modulated based on the outside air temperature and the existing building temperature. With the modulating capability of each boiler, the boiler output can be matched to the load demand so that the boilers will operate at their greatest efficiency and minimize unnecessary wear on the boilers and components. This project also entails replacing the existing condensers, and associated evaporators, at each school with new Trane high efficiency condensers rated SEER 13 or greater. The existing condensers are rated at SEER 10 or less. Since the district has only one HVAC technician to handle all of the equipment, the district is standardizing equipment where possible. For HVAC equipment, the district has standardized on Trane where possible. This standardizes parts, troubleshooting and technical knowledge. Trane units are compatible with the DDC BAS system and will allow the district to control the condensers for optimal operation. The new Trane units will allow the district to safely and efficiently maintain the temperatures in the buildings between the district set-points of 72-76 degrees. Replacement of the condensers will greatly improve the safety of the technicians that work on the equipment as parts will not require major modifications for use and the electrical and controls systems will be restored to a safe and normal configuration. The electrical system will be upgraded and restored to a normal configuration, with replacement of the worn insulation and components that are currently creating major safety issues.

#### **How Urgent is this Project:**

The District considers the Bricker, Oak Creek and Wildflower HVAC upgrades and modifications to be extremely urgent. The boilers, 28-31 years old, are experiencing failures at an increasing rate in the last three years, significantly raising the probability of a failure that will close a school in the near future. The failure of a boiler during the heating season would cause school to be closed until the boiler could be replaced, resulting in a serious disruption to the learning environment for the school's kids. Currently, technicians are maintaining boiler operations during failures through jury-rigging that is often stretching the limits of safety. The condensers are well past their expected life, are dangerous to work on due to the numerous modifications that have been performed and are failing on a regular basis. They also use a banned refrigerant that is harmful to the environment. The extremely poor condition of the condensers is a safety issue for the technicians and for the general school population creating high temperatures, excessive noise, and potential refrigerant and oil leaks. These hazards are creating a poor learning environment within the schools.

**What is the Cost Associated with this Issue:**      \$1,205,429

#### **How Does this Project Conform with the Construction Guidelines:**

The Bricker, Oak Creek, Wildflower HVAC upgrades and modifications project conforms to 1 CCR 303(1) section 3.11 "a safe and efficient mechanical system that provides proper ventilation, and maintains the building temperature and relative humidity in accordance with the most current version of ASHRAE 55." The current boilers are 28-31 years old, creating serious safety issues for technicians and staff, prone to failure (Which increases the opportunity for safety issues), and very inefficient. Creating a hybrid system by adding a high efficiency boiler to each school will bring the systems into compliance with the most current version of ASHRAE 55. The age of the boilers makes them prone to failure which makes temperature control difficult and a potential safety issue. Replacement will improve safety as the boilers are prone to mechanical failure, requiring excessive jury-rigging. Replacement of the condensers will greatly improve safety and provide proper ventilation and temperature control while bringing the HVAC systems into compliance with ASHRAE 55. Replacement will greatly improve efficiency and will remove banned



refrigerants from the district. This project falls under Section One of 1 CCR 303(1) to promote safe and healthy facilities.

**How Does the Applicant Plan to Maintain this Project if it is Awarded:**

The District budgets \$250,000 in general funds every year for maintenance, repair, and/or replacement of capital equipment. The district budgets another \$1M a year in Capital Reserves for maintenance, repair, and/or replacement/capital renewal of capital equipment.

**If This Application is for the Renovation, Reconstruction, Expansion, or Replacement of an Existing Public School Facility, Describe the Condition of that Facility at the Time it was Purchased or Constructed and if the Facility Was Not Adequate as a Public School at that Time, Provide the Rational for Purchasing or Constructing it in the Manner in Which You Did:**

All three schools were in excellent condition at the time of construction and have been maintained in good condition. The heating systems in all three schools were inadequately designed with only one boiler, which remains in good condition in each school. The condensers in each school are in extremely poor condition. The condition of the condensers and the design of the boiler system causes each to be safety hazards.

**What is the Amount the Applicant is willing to Commitment to a Yearly Capital Renewal Reserve for this Project:**

NA

**CDE Comments:**

THIS GRANT IS FOR ADDITIONAL BOILERS IN 3 SCHOOLS. THE DISTRICT HAS NOTED THERE WILL BE A SAVINGS TO THE PROJECT IF ALL 3 SCHOOLS PROJECTS ARE AWARDE DUE TO THE FACILITIES BEING PROTOTYPES OF EACH OTHER.

|  |                  |                                     |                  |
|--|------------------|-------------------------------------|------------------|
| <b>Funded FTE Count:</b>                                       | 10,190.00        | <b>Bonded Debt Approved:</b>        | \$60,000,000.00  |
| <b>Assessed Valuation:</b>                                     | 602389060        | <b>Year Bond Election Passed:</b>   | 01               |
| <b>PPAV:</b>   | \$59,113.00      | <b>Bonded Debt Failed:</b>          |                  |
| <b>Bonded Debt:</b>  | \$70,700,000.00  | <b>Year Bond Election Failed:</b>   |                  |
| <b>Total Bonding Capacity:</b>                                 | \$120,477,812.00 | <b>2010 Bond Election Results:</b>  | NA               |
| <b>% of Bonding Capacity Used:</b>                             | 59.00%           | <b>Median Household Income:</b>     | \$16,081.00      |
| <b>Bond Capacity Remaining:</b>                                | \$49,777,812.00  | <b>Free or Reduced Lunch %:</b>     | 70.89%           |
| <b>Existing Bond Mill Levy:</b>                                | 12.5             | <b>State Financial Watch:</b>       | No               |
| <b>Who Owns the Facility:</b>                                  | District         | <b>Charter School Fund Balance:</b> | NA               |
| <b>If it's a 3rd Party Explain:</b>                            |                  | <b>Charter Authorizer Letter:</b>   | No               |
|  |                  | <b>Charter 3 Month Notice:</b>      | No               |
| <b>Is the Facility in a Lease Purchase Agreement:</b>          | No               | <b>Charter Chartered for 5 Yrs:</b> | No               |
| <b>If a Charter School, Where will the Facility Revert To:</b> |                  | <b>Year Built:</b>                  | 1980, 1983, 1983 |

NA

|                                    |                |                                    |              |
|------------------------------------|----------------|------------------------------------|--------------|
| <b>Current Grant Request:</b>      | \$1,113,816.48 | <b>Affected Sq Ft:</b>             | 170,144.00   |
| <b>Current Applicant Match:</b>    | \$212,155.52   | <b>Master Plan Completed:</b>      | Yes          |
| <b>Current Total Project Cost:</b> | \$1,325,972.00 | <b>CDE Minimum Match %:</b>        | 16           |
| <b>Previous Grant Awards:</b>      | 0              | <b>Actual Match % Provided:</b>    | 16           |
| <b>Previous Matches:</b>           | 0              | <b>Was a Waiver Required:</b>      | N/A          |
| <b>Future Grant Requests:</b>      | 0              | <b>Statutory Waiver:</b>           |              |
| <b>Future Matches:</b>             | 0              | <b>FCI:</b>                        | 55.63%       |
| <b>Total for all Phases:</b>       | \$1,205,429.00 | <b>CFI:</b>                        | 72.43%       |
| <b>Cost Per Pupil:</b>             | \$1,152.00     | <b>Inflation:</b>                  | 5            |
| <b>Cost Per Sq Ft:</b>             | \$7.00         | <b>Historical Significance:</b>    | NA           |
| <b>Red Flags for Discussion:</b>   | None           | <b>Does this Qualify For HPCP:</b> | Not Required |
| <b>Red Flags Explain:</b>          |                |                                    |              |

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# **BUILDING EXCELLENT SCHOOLS TODAY (BEST) FY2011-12 APPLICANT DATA**

**SCHOOL DISTRICT PPAV, ADJUSTED MATCH, PERCENTAGE OF FREE &  
REDUCED COST LUNCH AND MEDIAN HOUSEHOLD INCOME**



**DIVISION OF PUBLIC SCHOOL  
CAPITAL CONSTRUCTION ASSISTANCE**

**MAY 2011**

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# BEST FY2011-12 DISTRICT DATA

## District Data

| COUNTY    | DISTRICT                | FY10-11 FTE COUNT | FY10-11 ASSESSED VALUATION | FY10-11 PPAV | MINIMUM DISTRICT MATCH | DISTRICTS MEDIAN HOUSEHOLD INCOME FROM 2000 CENSUS | FY09-10 PERCENTAGE OF PUPILS ELIGIBLE FOR FREE OR REDUCED-COST LUNCH |
|-----------|-------------------------|-------------------|----------------------------|--------------|------------------------|--|--|
| ADAMS     | MAPLETON 1              | 5,755.70          | \$454,043,440              | \$78,885.88  | 34%                    | \$17,649.00  | 69.78%   |
| ADAMS     | ADAMS 12                | 34,591.00         | \$1,761,508,842            | \$50,923.91  | 40%                    | \$23,164.00  | 32.50%   |
| ADAMS     | ADAMS 14                | 6,744.20          | \$562,682,490              | \$83,432.06  | 11%                    | \$14,008.00  | 83.25%   |
| ADAMS     | BRIGHTON 27J            | 13,891.20         | \$781,026,806              | \$56,224.57  | 35%                    | \$20,385.00  | 33.88%   |
| ADAMS     | BENNETT 29J             | 1,029.70          | \$86,884,700               | \$84,378.65  | 51%                    | \$23,377.00  | 29.59%   |
| ADAMS     | STRASBURG 31J           | 981.40            | \$74,559,270               | \$75,972.36  | 46%                    | \$20,066.00  | 21.53%   |
| ADAMS     | WESTMINSTER 50          | 9,018.10          | \$518,806,580              | \$57,529.48  | 22%                    | \$19,552.00  | 75.69%   |
| ALAMOSA   | ALAMOSA RE-11J          | 1,845.00          | \$116,434,556              | \$63,108.16  | 13%                    | \$14,894.00  | 67.94%   |
| ALAMOSA   | SANGRE DE CRISTO RE-22J | 296.10            | \$22,768,304               | \$76,893.97  | 20%                    | \$15,805.00  | 59.21%   |
| ARAPAHOE  | ENGLEWOOD 1             | 2,728.90          | \$419,538,990              | \$153,739.23 | 47%                    | \$20,779.00  | 54.04%   |
| ARAPAHOE  | SHERIDAN 2              | 1,380.90          | \$157,931,053              | \$114,368.20 | 24%                    | \$16,045.00  | 83.41%   |
| ARAPAHOE  | CHERRY CREEK 5          | 49,101.00         | \$4,720,753,465            | \$96,143.73  | 60%                    | \$32,834.00  | 24.77%   |
| ARAPAHOE  | LITTLETON 6             | 14,700.50         | \$1,330,063,800            | \$90,477.45  | 63%                    | \$33,366.00  | 18.35%   |
| ARAPAHOE  | DEER TRAIL 26J          | 149.70            | \$20,876,320               | \$139,454.38 | 59%                    | \$17,247.00  | 37.33%   |
| ARAPAHOE  | ADAMS-ARAPAHOE 28-J     | 33,742.40         | \$1,764,274,208            | \$52,286.57  | 23%                    | \$18,698.00  | 63.03%   |
| ARAPAHOE  | BYERS 32J               | 423.50            | \$39,522,500               | \$93,323.49  | 48%                    | \$19,213.00  | 40.27%   |
| ARCHULETA | ARCHULETA 50 JT         | 1,418.00          | \$396,479,139              | \$279,604.47 | 66%                    | \$21,979.00  | 50.63%   |
| BACA      | WALSH RE-1              | 132.75            | \$24,420,548               | \$183,958.93 | 51%                    | \$15,486.00  | 51.01%   |
| BACA      | PRITCHETT RE-3          | 55.60             | \$9,988,559                | \$179,650.34 | 45%                    | \$14,910.00  | 57.81%   |
| BACA      | SPRINGFIELD RE-4        | 249.90            | \$20,873,805               | \$83,528.63  | 40%                    | \$15,429.00  | 52.43%   |
| BACA      | VILAS RE-5              | 67.00             | \$5,184,209                | \$77,376.25  | 41%                    | \$15,053.00  | 49.03%   |
| BACA      | CAMPO RE-6              | 44.50             | \$11,012,139               | \$247,463.80 | 40%                    | \$11,118.00  | 68.18%   |
| BENT      | LAS ANIMAS RE-1         | 529.90            | \$51,234,826               | \$96,687.73  | 26%                    | \$13,259.00  | 76.48%   |
| BENT      | MCCLAVE RE-2            | 243.00            | \$18,426,028               | \$75,827.28  | 35%                    | \$13,016.00  | 51.88%   |
| BOULDER   | ST VRAIN RE 1J          | 25,557.00         | \$2,338,789,583            | \$91,512.68  | 49%                    | \$26,128.00  | 33.44%   |

| COUNTY      | DISTRICT            | FY10-11 FTE COUNT | FY10-11 ASSESSED VALUATION | FY10-11 PPAV | MINIMUM DISTRICT MATCH | DISTRICTS MEDIAN HOUSEHOLD INCOME FROM 2000 CENSUS | FY09-10 PERCENTAGE OF PUPILS ELIGIBLE FOR FREE OR REDUCED-COST LUNCH |
|-------------|---------------------|-------------------|----------------------------|--------------|------------------------|--|--|
| BOULDER     | BOULDER RE 2        | 27,438.20         | \$4,865,464,097            | \$177,324.46 | 71%                    | \$30,057.00  | 17.06%   |
| CHAFFEE     | BUENA VISTA R-31    | 892.30            | \$190,977,612              | \$214,028.48 | 65%                    | \$21,157.00  | 37.21%   |
| CHAFFEE     | SALIDA R-32         | 1,048.00          | \$211,478,639              | \$201,792.59 | 63%                    | \$17,887.00  | 33.98%   |
| CHEYENNE    | KIT CARSON R-1      | 96.00             | \$47,473,251               | \$494,513.03 | 63%                    | \$17,226.00  | 48.96%   |
| CHEYENNE    | CHEYENNE RE-5       | 149.40            | \$79,148,085               | \$529,772.99 | 62%                    | \$18,071.00  | 30.43%   |
| CLEAR CREEK | CLEAR CREEK RE-1    | 890.00            | \$541,808,930              | \$608,774.08 | 82%                    | \$28,160.00  | 23.99%   |
| CONEJOS     | NORTH CONEJOS RE-1J | 964.00            | \$23,395,029               | \$24,268.70  | 23%                    | \$12,461.00  | 70.03%   |
| CONEJOS     | SANFORD 6J          | 297.50            | \$5,986,673                | \$20,123.27  | 23%                    | \$11,368.00  | 67.30%   |
| CONEJOS     | SOUTH CONEJOS RE-10 | 250.00            | \$24,699,933               | \$98,799.73  | 31%                    | \$11,722.00  | 71.69%   |
| COSTILLA    | CENTENNIAL R-1      | 192.20            | \$63,536,434               | \$330,574.58 | 26%                    | \$9,728.00   | 85.17%   |
| COSTILLA    | SIERRA GRANDE R-30  | 245.50            | \$64,891,117               | \$264,322.27 | 32%                    | \$11,981.00  | 77.38%   |
| CROWLEY     | CROWLEY RE-1-J      | 448.60            | \$33,630,561               | \$74,967.81  | 30%                    | \$12,892.00  | 66.87%   |
| CUSTER      | CONSOLIDATED C-1    | 420.70            | \$93,080,420               | \$221,251.30 | 60%                    | \$19,604.00  | 39.39%   |
| DELTA       | DELTA 50(J)         | 4,873.00          | \$452,734,584              | \$92,906.75  | 44%                    | \$17,143.00  | 46.16%   |
| DENVER      | DENVER 1            | 69,563.50         | \$11,165,147,081           | \$160,502.95 | 45%                    | \$24,101.00  | 71.56%   |
| DOLORES     | DOLORES COUNTY RE 2 | 252.90            | \$82,713,586               | \$327,060.44 | 58%                    | \$17,119.00  | 47.55%   |
| DOUGLAS     | DOUGLAS RE 1        | 54,889.20         | \$4,947,782,342            | \$90,141.27  | 58%                    | \$34,803.00  | 8.37%  |
| EAGLE       | EAGLE RE 50         | 5,940.00          | \$3,261,264,657            | \$549,034.45 | 75%                    | \$33,498.00  | 36.20%   |
| ELBERT      | ELIZABETH C-1       | 2,423.40          | \$165,888,724              | \$68,452.89  | 57%                    | \$26,260.00  | 13.53%   |
| ELBERT      | KIOWA C-2           | 329.90            | \$28,443,300               | \$86,217.94  | 58%                    | \$22,945.00  | 33.24%   |
| ELBERT      | BIG SANDY 100J      | 283.30            | \$14,503,316               | \$51,194.20  | 41%                    | \$16,625.00  | 49.32%   |
| ELBERT      | ELBERT 200          | 216.30            | \$18,420,240               | \$85,160.61  | 68%                    | \$22,772.00  | 26.01%   |
| ELBERT      | AGATE 300           | 40.60             | \$12,858,830               | \$316,719.95 | 57%                    | \$17,456.00  | 53.33%   |
| EL PASO     | CALHAN RJ-1         | 610.10            | \$22,581,890               | \$37,013.42  | 47%                    | \$18,582.00  | 39.51%   |
| EL PASO     | HARRISON 2          | 10,190.40         | \$602,389,060              | \$59,113.39  | 16%                    | \$16,081.00  | 70.89%   |
| EL PASO     | WIDEFIELD 3         | 8,236.30          | \$305,360,810              | \$37,075.00  | 38%                    | \$17,555.00  | 42.15%   |
| EL PASO     | FOUNTAIN 8          | 7,143.00          | \$161,231,250              | \$22,571.92  | 35%                    | \$14,818.00  | 44.82%   |
| EL PASO     | COLORADO SPRINGS 11 | 27,322.20         | \$2,503,778,120            | \$91,638.96  | 44%                    | \$21,112.00  | 51.12%   |

| COUNTY     | DISTRICT             | FY10-11 FTE COUNT | FY10-11 ASSESSED VALUATION | FY10-11 PPAV   | MINIMUM DISTRICT MATCH | DISTRICTS MEDIAN HOUSEHOLD INCOME FROM 2000 CENSUS | FY09-10 PERCENTAGE OF PUPILS ELIGIBLE FOR FREE OR REDUCED-COST LUNCH |
|------------|----------------------|-------------------|----------------------------|----------------|------------------------|--|--|
| EL PASO    | CHEYENNE MOUNTAIN 12 | 4,480.20          | \$391,594,490              | \$87,405.58    | 63%                    | \$40,274.00  | 14.86%   |
| EL PASO    | MANITOU SPRINGS 14   | 1,333.20          | \$115,052,870              | \$86,298.28    | 59%                    | \$26,995.00  | 27.45%   |
| EL PASO    | ACADEMY 20           | 21,652.70         | \$1,394,305,270            | \$64,394.06    | 52%                    | \$26,583.00  | 10.38%   |
| EL PASO    | ELLICOTT 22          | 853.80            | \$29,585,100               | \$34,651.09    | 13%                    | \$15,695.00  | 62.99%   |
| EL PASO    | PEYTON 23 JT         | 647.00            | \$41,591,760               | \$64,284.02    | 45%                    | \$21,085.00  | 28.17%   |
| EL PASO    | HANOVER 28           | 258.00            | \$50,353,010               | \$195,166.71   | 34%                    | \$16,168.00  | 51.78%   |
| EL PASO    | LEWIS-PALMER 38      | 5,817.00          | \$464,087,230              | \$79,781.20    | 55%                    | \$33,575.00  | 8.62%  |
| EL PASO    | FALCON 49            | 14,168.30         | \$703,938,280              | \$49,684.03    | 48%                    | \$21,406.00  | 19.00%   |
| EL PASO    | EDISON 54 JT         | 250.50            | \$3,302,080                | \$13,181.96    | 39%                    | \$17,449.00  | 19.59%   |
| EL PASO    | MIAMI-YODER 60 JT    | 331.90            | \$15,550,020               | \$46,851.52    | 11%                    | \$14,970.00  | 62.78%   |
| FREMONT    | CANON CITY RE-1      | 3,482.50          | \$231,745,443              | \$66,545.71    | 37%                    | \$17,843.00  | 45.77%   |
| FREMONT    | FLORENCE RE-2        | 1,570.20          | \$166,378,138              | \$105,959.84   | 34%                    | \$16,953.00  | 51.45%   |
| FREMONT    | COTOPAXI RE-3        | 185.10            | \$57,231,393               | \$309,191.75   | 60%                    | \$18,924.00  | 54.37%   |
| GARFIELD   | ROARING FORK RE-1    | 5,230.40          | \$1,417,654,660            | \$271,041.35   | 64%                    | \$25,139.00  | 40.87%   |
| GARFIELD   | GARFIELD RE-2        | 4,522.60          | \$1,188,014,920            | \$262,684.06   | 54%                    | \$19,036.00  | 42.88%   |
| GARFIELD   | GARFIELD 16          | 989.00            | \$1,124,547,890            | \$1,137,055.50 | 66%                    | \$18,149.00  | 48.58%   |
| GILPIN     | GILPIN RE-1          | 311.60            | \$335,681,595              | \$1,077,283.68 | 76%                    | \$25,150.00  | 28.48%   |
| GRAND      | WEST GRAND 1-JT      | 421.00            | \$281,472,600              | \$668,581.00   | 70%                    | \$20,617.00  | 35.25%   |
| GRAND      | EAST GRAND 2         | 1,290.50          | \$709,710,120              | \$549,949.72   | 76%                    | \$26,687.00  | 25.13%   |
| GUNNISON   | GUNNISON RE1J        | 1,604.20          | \$724,001,332              | \$451,316.13   | 72%                    | \$21,347.00  | 19.20%   |
| HINSDALE   | HINSDALE RE 1        | 76.70             | \$59,062,380               | \$770,044.07   | 82%                    | \$22,528.00  | 25.00%   |
| HUERFANO   | HUERFANO RE-1        | 526.90            | \$83,141,215               | \$157,793.16   | 29%                    | \$13,990.00  | 72.99%   |
| HUERFANO   | LA VETA RE-2         | 236.10            | \$41,377,976               | \$175,256.15   | 61%                    | \$20,864.00  | 49.79%   |
| JACKSON    | NORTH PARK R-1       | 173.00            | \$35,773,702               | \$206,784.40   | 57%                    | \$17,826.00  | 53.27%   |
| JEFFERSON  | JEFFERSON R-1        | 80,188.70         | \$7,309,550,697            | \$91,154.37    | 54%                    | \$28,076.00  | 29.23%   |
| KIOWA      | EADS RE-1            | 161.90            | \$17,753,090               | \$109,654.66   | 52%                    | \$16,073.00  | 41.14%   |
| KIOWA      | PLAINVIEW RE-2       | 62.70             | \$14,666,190               | \$233,910.53   | 53%                    | \$17,600.00  | 65.79%   |
| KIT CARSON | ARRIBA-FLAGLER C-20  | 141.10            | \$18,618,221               | \$131,950.54   | 38%                    | \$16,754.00  | 52.38%   |



| COUNTY     | DISTRICT          | FY10-11 FTE COUNT | FY10-11 ASSESSED VALUATION | FY10-11 PPAV   | MINIMUM DISTRICT MATCH | DISTRICTS MEDIAN HOUSEHOLD INCOME FROM 2000 CENSUS | FY09-10 PERCENTAGE OF PUPILS ELIGIBLE FOR FREE OR REDUCED-COST LUNCH |
|------------|-------------------|-------------------|----------------------------|----------------|------------------------|--|--|
| KIT CARSON | HI PLAINS R-23    | 114.40            | \$14,785,166               | \$129,240.96   | 58%                    | \$19,590.00  | 51.33%   |
| KIT CARSON | STRATTON R-4      | 156.00            | \$14,934,359               | \$95,733.07    | 45%                    | \$16,494.00  | 54.02%   |
| KIT CARSON | BETHUNE R-5       | 121.00            | \$14,868,514               | \$122,880.28   | 40%                    | \$15,391.00  | 69.67%   |
| KIT CARSON | BURLINGTON RE-6J  | 682.50            | \$71,521,798               | \$104,793.84   | 36%                    | \$17,003.00  | 56.09%   |
| LAKE       | LAKE R-1          | 1,034.50          | \$108,260,409              | \$104,649.98   | 44%                    | \$18,524.00  | 70.62%   |
| LA PLATA   | DURANGO 9-R       | 4,295.00          | \$1,640,273,360            | \$381,902.99   | 71%                    | \$22,405.00  | 27.56%   |
| LA PLATA   | BAYFIELD 10 JT-R  | 1,294.90          | \$292,967,958              | \$226,247.55   | 69%                    | \$20,972.00  | 24.78%   |
| LA PLATA   | IGNACIO 11 JT     | 767.50            | \$451,959,202              | \$588,871.92   | 56%                    | \$16,306.00  | 55.33%   |
| LARIMER    | POUDRE R-1        | 24,874.10         | \$2,361,230,912            | \$94,927.29    | 54%                    | \$23,146.00  | 26.69%   |
| LARIMER    | THOMPSON R-2J     | 14,105.50         | \$1,346,498,784            | \$95,459.13    | 57%                    | \$23,661.00  | 26.48%   |
| LARIMER    | ESTES PARK R-3    | 1,128.80          | \$366,191,576              | \$324,407.85   | 74%                    | \$31,166.00  | 31.30%   |
| LAS ANIMAS | TRINIDAD 1        | 1,344.10          | \$119,639,790              | \$89,011.08    | 37%                    | \$16,898.00  | 64.45%   |
| LAS ANIMAS | PRIMERO 2         | 220.90            | \$223,521,490              | \$1,011,867.32 | 70%                    | \$18,221.00  | 36.19%   |
| LAS ANIMAS | HOEHNE 3          | 312.90            | \$48,788,890               | \$155,924.86   | 56%                    | \$16,839.00  | 30.40%   |
| LAS ANIMAS | AGUILAR 6         | 117.00            | \$30,882,500               | \$263,952.99   | 38%                    | \$12,776.00  | 76.07%   |
| LAS ANIMAS | BRANSON 82        | 27.00             | \$12,854,360               | \$476,087.41   | 66%                    | \$13,991.00  | 20.82%   |
| LAS ANIMAS | KIM 88            | 53.70             | \$14,789,660               | \$275,412.66   | 65%                    | \$25,582.00  | 62.07%   |
| LINCOLN    | GENOA-HUGO C113   | 150.50            | \$30,651,758               | \$203,666.17   | 44%                    | \$16,098.00  | 50.88%   |
| LINCOLN    | LIMON RE-4J       | 422.20            | \$40,443,686               | \$95,792.72    | 39%                    | \$14,859.00  | 40.85%   |
| LINCOLN    | KARVAL RE-23      | 35.50             | \$5,099,384                | \$143,644.62   | 64%                    | \$16,991.00  | 25.84%   |
| LOGAN      | VALLEY RE-1       | 2,271.30          | \$166,640,700              | \$73,367.98    | 32%                    | \$16,934.00  | 47.01%   |
| LOGAN      | FRENCHMAN RE-3    | 165.40            | \$9,126,470                | \$55,178.17    | 31%                    | \$14,000.00  | 41.71%   |
| LOGAN      | BUFFALO RE-4      | 280.50            | \$15,418,391               | \$54,967.53    | 31%                    | \$16,122.00  | 34.64%   |
| LOGAN      | PLATEAU RE-5      | 151.20            | \$58,194,460               | \$384,883.99   | 61%                    | \$16,006.00  | 40.67%   |
| MESA       | DEBEQUE 49JT      | 126.00            | \$309,271,820              | \$2,454,538.25 | 57%                    | \$15,644.00  | 53.79%   |
| MESA       | PLATEAU VALLEY 50 | 458.00            | \$166,864,010              | \$364,331.90   | 75%                    | \$18,515.00  | 22.20%   |
| MESA       | MESA VALLEY 51    | 20,583.70         | \$2,082,515,800            | \$101,173.05   | 47%                    | \$18,745.00  | 44.97%   |
| MINERAL    | CREEDE 1          | 97.60             | \$33,520,040               | \$343,443.03   | 80%                    | \$24,475.00  | 29.47%   |

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|-----------|------------------------|-------------------|----------------------------|----------------|------------------------|--|--|
| MOFFAT    | MOFFAT COUNTY RE:NO 1  | 2,196.00          | \$476,142,793              | \$216,822.77   | 61%                    | \$18,540.00  | 34.12%   |
| MONTEZUMA | MONTEZUMA-CORTEZ RE-1  | 2,736.90          | \$428,564,700              | \$156,587.64   | 48%                    | \$16,458.00  | 57.94%   |
| MONTEZUMA | DOLORES RE-4A          | 619.60            | \$61,636,450               | \$99,477.81    | 53%                    | \$18,301.00  | 40.12%   |
| MONTEZUMA | MANCOS RE-6            | 353.50            | \$53,564,260               | \$151,525.49   | 54%                    | \$18,749.00  | 54.69%   |
| MONTROSE  | MONTROSE RE-1J         | 6,120.10          | \$581,122,550              | \$94,953.11    | 48%                    | \$17,463.00  | 51.55%   |
| MONTROSE  | WEST END RE-2          | 298.10            | \$45,092,155               | \$151,265.20   | 41%                    | \$14,061.00  | 58.52%   |
| MORGAN    | BRUSH RE-2(J)          | 1,415.40          | \$169,418,773              | \$119,696.75   | 30%                    | \$15,009.00  | 54.08%   |
| MORGAN    | FT. MORGAN RE-3        | 2,958.10          | \$198,831,220              | \$67,215.85    | 19%                    | \$15,789.00  | 69.55%   |
| MORGAN    | WELDON VALLEY RE-20(J) | 188.40            | \$13,536,820               | \$71,851.49    | 40%                    | \$16,196.00  | 34.87%   |
| MORGAN    | WIGGINS RE-50(J)       | 489.40            | \$43,167,310               | \$88,204.56    | 30%                    | \$14,835.00  | 44.53%   |
| OTERO     | EAST OTERO R-1         | 1,276.50          | \$57,942,027               | \$45,391.33    | 11%                    | \$15,106.00  | 70.79%   |
| OTERO     | ROCKY FORD R-2         | 793.50            | \$29,349,777               | \$36,987.75    | 22%                    | \$13,974.00  | 77.31%   |
| OTERO     | MANZANOLA 3J           | 155.00            | \$6,492,968                | \$41,890.12    | 22%                    | \$12,300.00  | 80.23%   |
| OTERO     | FOWLER R-4J            | 370.60            | \$17,140,570               | \$46,250.86    | 31%                    | \$17,716.00  | 48.01%   |
| OTERO     | CHERAW 31              | 189.80            | \$4,206,838                | \$22,164.58    | 27%                    | \$13,532.00  | 55.33%   |
| OTERO     | SWINK 33               | 352.00            | \$14,675,141               | \$41,690.74    | 33%                    | \$18,484.00  | 41.01%   |
| OURAY     | OURAY R-1              | 215.20            | \$62,882,697               | \$292,205.84   | 76%                    | \$25,149.00  | 29.17%   |
| OURAY     | RIDGWAY R-2            | 308.50            | \$139,434,883              | \$451,976.93   | 73%                    | \$24,127.00  | 22.32%   |
| PARK      | PLATTE CANYON 1        | 1,115.80          | \$133,943,365              | \$120,042.45   | 65%                    | \$25,795.00  | 25.31%   |
| PARK      | PARK RE-2              | 491.10            | \$335,505,407              | \$683,171.26   | 67%                    | \$23,678.00  | 43.10%   |
| PHILLIPS  | HOLYOKE RE-1J          | 565.90            | \$44,566,430               | \$78,753.19    | 42%                    | \$16,316.00  | 43.80%   |
| PHILLIPS  | HAXTUN RE-2J           | 270.80            | \$20,549,732               | \$75,885.27    | 53%                    | \$16,664.00  | 26.57%   |
| PITKIN    | ASPEN 1                | 1,614.90          | \$3,374,848,280            | \$2,089,818.74 | 90%                    | \$44,291.00  | 6.00%  |
| PROWERS   | GRANADA RE-1           | 210.50            | \$10,914,460               | \$51,850.17    | 33%                    | \$10,864.00  | 49.77%   |
| PROWERS   | LAMAR RE-2             | 1,586.50          | \$84,303,665               | \$53,138.14    | 20%                    | \$14,253.00  | 68.08%   |
| PROWERS   | HOLLY RE-3             | 252.10            | \$17,439,370               | \$69,176.40    | 33%                    | \$15,104.00  | 65.66%   |
| PROWERS   | WILEY RE-13 JT         | 190.90            | \$11,426,191               | \$59,854.33    | 41%                    | \$16,887.00  | 51.92%   |
| PUEBLO    | PUEBLO CITY 60         | 16,585.20         | \$780,439,509              | \$47,056.38    | 18%                    | \$16,188.00  | 70.01%   |

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|------------|---------------------------|-------------------|----------------------------|----------------|------------------------|--|--|
| PUEBLO     | PUEBLO RURAL 70           | 8,470.30          | \$567,014,819              | \$66,941.53    | 41%                    | \$20,304.00  | 36.03%   |
| RIO BLANCO | MEEKER RE1                | 640.80            | \$763,228,880              | \$1,191,056.30 | 70%                    | \$17,370.00  | 26.15%   |
| RIO BLANCO | RANGELY RE-4              | 450.60            | \$364,789,010              | \$809,562.83   | 71%                    | \$17,295.00  | 22.78%   |
| RIO GRANDE | DEL NORTE C-7             | 592.00            | \$102,882,567              | \$173,788.12   | 44%                    | \$17,406.00  | 68.51%   |
| RIO GRANDE | MONTE VISTA C-8           | 991.10            | \$46,530,954               | \$46,948.80    | 12%                    | \$14,381.00  | 64.52%   |
| RIO GRANDE | SARGENT RE-33J            | 479.10            | \$29,231,604               | \$61,013.58    | 23%                    | \$15,090.00  | 42.15%   |
| ROUTT      | HAYDEN RE-1               | 401.80            | \$103,052,520              | \$256,477.15   | 71%                    | \$19,148.00  | 32.93%   |
| ROUTT      | STEAMBOAT SPRINGS RE-2    | 2,121.50          | \$1,132,469,334            | \$533,805.96   | 85%                    | \$31,666.00  | 9.85%  |
| ROUTT      | SOUTH ROUTT RE 3          | 380.90            | \$160,598,605              | \$421,629.31   | 73%                    | \$23,598.00  | 27.18%   |
| SAGUACHE   | MOUNTAIN VALLEY RE 1      | 113.60            | \$14,802,763               | \$130,306.01   | 41%                    | \$15,006.00  | 59.46%   |
| SAGUACHE   | MOFFAT 2                  | 165.00            | \$25,206,630               | \$152,767.45   | 38%                    | \$16,643.00  | 50.72%   |
| SAGUACHE   | CENTER 26 JT              | 542.10            | \$23,985,556               | \$44,245.63    | 21%                    | \$11,873.00  | 90.09%   |
| SAN JUAN   | SILVERTON 1               | 61.20             | \$57,605,250               | \$941,262.25   | 56%                    | \$17,584.00  | 68.18%   |
| SAN MIGUEL | TELLURIDE R-1             | 652.50            | \$899,025,280              | \$1,377,816.52 | 86%                    | \$39,297.00  | 17.91%   |
| SAN MIGUEL | NORWOOD R-2J              | 245.50            | \$70,806,736               | \$288,418.48   | 68%                    | \$20,097.00  | 44.49%   |
| SEDGWICK   | JULESBURG RE-1            | 196.30            | \$26,269,539               | \$133,823.43   | 62%                    | \$15,584.00  | 13.26%   |
| SEDGWICK   | PLATTE VALLEY RE-3        | 116.90            | \$27,456,171               | \$234,868.87   | 50%                    | \$16,989.00  | 68.70%   |
| SUMMIT     | SUMMIT RE-1               | 2,834.80          | \$1,926,570,520            | \$679,614.27   | 79%                    | \$28,679.00  | 29.32%   |
| TELLER     | CRIPPLE CREEK-VICTOR RE-1 | 417.70            | \$230,522,920              | \$551,886.33   | 60%                    | \$22,137.00  | 53.29%   |
| TELLER     | WOODLAND PARK RE-2        | 2,552.70          | \$262,478,907              | \$102,824.03   | 59%                    | \$23,726.00  | 26.83%   |
| WASHINGTON | AKRON R-1                 | 347.60            | \$35,423,255               | \$101,908.10   | 48%                    | \$16,042.00  | 48.65%   |
| WASHINGTON | ARICKAREE R-2             | 96.60             | \$30,646,408               | \$317,250.60   | 64%                    | \$20,965.00  | 53.77%   |
| WASHINGTON | OTIS R-3                  | 176.20            | \$13,789,135               | \$78,258.43    | 48%                    | \$20,463.00  | 38.38%   |
| WASHINGTON | LONE STAR 101             | 107.70            | \$6,383,675                | \$59,272.75    | 56%                    | \$21,513.00  | 41.53%   |
| WASHINGTON | WOODLIN R-104             | 89.20             | \$21,772,672               | \$244,088.25   | 55%                    | \$16,788.00  | 52.13%   |
| WELD       | GILCREST RE-1             | 1,717.10          | \$661,409,550              | \$385,189.88   | 58%                    | \$17,421.00  | 56.45%   |
| WELD       | EATON RE-2                | 1,643.50          | \$192,200,760              | \$116,946.01   | 64%                    | \$22,424.00  | 30.97%   |
| WELD       | KEENESBURG RE-3(J)        | 2,020.80          | \$352,506,230              | \$174,438.95   | 46%                    | \$17,920.00  | 48.47%   |

| COUNTY | DISTRICT                 | FY10-11 FTE<br>COUNT | FY10-11 ASSESSED<br>VALUATION | FY10-11 PPAV | MINIMUM<br>DISTRICT<br>MATCH | DISTRICTS MEDIAN<br>HOUSEHOLD<br>INCOME FROM 2000<br>CENSUS | FY09-10 PERCENTAGE OF<br>PUPILS ELIGIBLE FOR FREE<br>OR REDUCED-COST LUNCH |
|--------|--------------------------|----------------------|-------------------------------|--------------|------------------------------|---|--|
| WELD   | WINDSOR RE-4             | 3,944.40             | \$478,016,490                 | \$121,188.64 | 58%                          | \$24,065.00   | 18.40%   |
| WELD   | JOHNSTOWN-MILLIKEN RE-5J | 2,959.10             | \$236,046,973                 | \$79,769.85  | 49%                          | \$20,030.00   | 34.32%   |
| WELD   | GREELEY 6                | 17,855.00            | \$945,372,502                 | \$52,947.21  | 26%                          | \$17,556.00   | 58.03%   |
| WELD   | PLATTE VALLEY RE-7       | 1,089.60             | \$452,533,620                 | \$415,320.87 | 62%                          | \$17,977.00   | 42.78%   |
| WELD   | FT. LUPTON RE-8          | 2,072.00             | \$280,966,060                 | \$135,601.38 | 46%                          | \$17,697.00   | 63.67%   |
| WELD   | AULT-HIGHLAND RE-9       | 802.70               | \$156,615,480                 | \$195,110.85 | 53%                          | \$17,992.00   | 53.68%   |
| WELD   | BRIGGS DALE RE-10        | 143.30               | \$20,595,150                  | \$143,720.52 | 43%                          | \$21,828.00   | 50.34%   |
| WELD   | PRAIRIE RE-11            | 154.30               | \$17,295,170                  | \$112,087.95 | 53%                          | \$14,998.00   | 33.76%   |
| WELD   | PAWNEE RE-12             | 95.30                | \$68,589,590                  | \$719,722.88 | 60%                          | \$13,543.00   | 38.04%   |
| YUMA   | YUMA 1                   | 747.00               | \$123,131,830                 | \$164,835.11 | 43%                          | \$15,166.00   | 47.03%   |
| YUMA   | WRAY RD-2                | 632.00               | \$102,622,770                 | \$162,377.80 | 45%                          | \$16,822.00   | 50.92%   |
| YUMA   | IDALIA RJ-3              | 127.50               | \$19,350,146                  | \$151,765.85 | 49%                          | \$16,822.00   | 55.64%   |
| YUMA   | LIBERTY J-4              | 80.00                | \$20,628,084                  | \$257,851.05 | 53%                          | \$15,166.00   | 50.00%   |



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**BUILDING EXCELLENT SCHOOLS TODAY (BEST)  
FY2011-12 APPLICANT DATA**

**SCHOOL DISTRICT BOND HISTORY**



**DIVISION OF PUBLIC SCHOOL  
CAPITAL CONSTRUCTION ASSISTANCE**

**MAY 2011**

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# BEST FY2011-12 DISTRICT DATA

District Bond History Thru FY09-10

| COUNTY    | DISTRICT                | BOND DEBT<br>APPROVED 2001<br>thru 2010 | YEAR BOND<br>ELECTION<br>PASSED 2001<br>thru 2010 | BOND DEBT<br>FAILED 2001 thru<br>2010 | YEAR BOND<br>ELECTION<br>FAILED 2001<br>thru 2010 | BONDED DEBT<br>FY09-10 | TOTAL BONDING<br>CAPACITY<br>FY09-10 | % OF<br>BONDING<br>CAPACITY<br>USED | BOND<br>MILL<br>LEVY FY<br>09-10 |
|-----------|-------------------------|---|---|---------------------------------------|---|------------------------|--------------------------------------|-------------------------------------|----------------------------------|
| ADAMS     | MAPLETON 1              | \$32,000,000                            | 10  | \$164,165,000                         | 07,08,09  | \$11,795,000.00        | \$90,808,688                         | 13%                                 | 3.610                            |
| ADAMS     | ADAMS 12                | \$180,000,000                           | 04  | \$80,000,000                          | 8   | \$391,773,234.00       | \$352,301,768                        | 111%                                | 22.765                           |
| ADAMS     | ADAMS 14                | \$78,000,000                            | 06  | \$98,610,000                          | 02, 03  | \$91,130,000.00        | \$112,536,498                        | 81%                                 | 11.475                           |
| ADAMS     | BRIGHTON 27J            | \$138,900,000                           | 04,06   | \$241,500,000                         | 03,05,08  | \$176,075,000.00       | \$156,205,361                        | 113%                                | 18.000                           |
| ADAMS     | BENNETT 29J             | \$9,875,000                             | 04  |                                       |   | \$10,208,425.00        | \$17,376,940                         | 59%                                 | 10.971                           |
| ADAMS     | STRASBURG 31J           | \$6,700,000                             | 05  |                                       |   | \$10,797,603.00        | \$14,911,854                         | 72%                                 | 16.377                           |
| ADAMS     | WESTMINSTER 50          | \$98,600,000                            | 06  |                                       |   | \$102,290,000.00       | \$103,761,316                        | 99%                                 | 16.465                           |
| ALAMOSA   | ALAMOSA RE-11J          | \$12,000,000                            | 08  |                                       |   | \$5,420,000.00         | \$23,286,911                         | 23%                                 | 15.240                           |
| ALAMOSA   | SANGRE DE CRISTO RE-22J | \$4,000,000                             | 08  |                                       |   | \$-00                  | \$4,553,661                          | 0%                                  | 14.000                           |
| ARAPAHOE  | ENGLEWOOD 1             |   |   |                                       |   | \$21,095,000.00        | \$83,907,798                         | 25%                                 | 7.631                            |
| ARAPAHOE  | SHERIDAN 2              | \$12,865,000                            | 06  |                                       |   | \$20,435,000.00        | \$31,586,211                         | 65%                                 | 9.670                            |
| ARAPAHOE  | CHERRY CREEK 5          | \$203,717,500                           | 03, 08  |                                       |   | \$450,320,000.00       | \$944,150,693                        | 48%                                 | 9.901                            |
| ARAPAHOE  | LITTLETON 6             | \$85,440,000                            | 02  |                                       |   | \$101,300,000.00       | \$266,012,760                        | 38%                                 | 7.870                            |
| ARAPAHOE  | DEER TRAIL 26J          |   |   |                                       |   | \$-00                  | \$4,175,264                          | 0%                                  | 0.000                            |
| ARAPAHOE  | ADAMS-ARAPAHOE 28-J     | \$440,000,000                           | 02,08   |                                       |   | \$336,955,000.00       | \$352,854,842                        | 95%                                 | 15.000                           |
| ARAPAHOE  | BYERS 32J               |   |   |                                       |   | \$2,005,000.00         | \$7,904,500                          | 25%                                 | 8.500                            |
| ARCHULETA | ARCHULETA 50 JT         |   |   |                                       |   | \$8,929,252.00         | \$79,295,828                         | 11%                                 | 2.416                            |
| BACA      | WALSH RE-1              |   |   |                                       |   | \$-00                  | \$4,884,110                          | 0%                                  | 0.000                            |
| BACA      | PRITCHETT RE-3          |   |   |                                       |   | \$-00                  | \$1,997,712                          | 0%                                  | 0.000                            |
| BACA      | SPRINGFIELD RE-4        |   |   |                                       |   | \$-00                  | \$4,174,761                          | 0%                                  | 0.000                            |
| BACA      | VILAS RE-5              |   |   |                                       |   | \$-00                  | \$1,036,842                          | 0%                                  | 0.000                            |
| BACA      | CAMPO RE-6              |   |   |                                       |   | \$-00                  | \$2,202,428                          | 0%                                  | 0.000                            |
| BENT      | LAS ANIMAS RE-1         | \$2,500,000                             | 01  |                                       |   | \$1,905,000.00         | \$10,246,965                         | 19%                                 | 3.613                            |
| BENT      | MCCLAVE RE-2            |   |   |                                       |   | \$-00                  | \$3,685,206                          | 0%                                  | 0.000                            |
| BOULDER   | ST VRAIN RE 1J          | \$401,900,000                           | 02,08   | \$353,075,000                         | 01  | \$391,990,000.00       | \$467,757,917                        | 84%                                 | 13.870                           |
| BOULDER   | BOULDER RE 2            | \$296,800,000                           | 06  |                                       |   | \$397,400,000.00       | \$973,092,819                        | 41%                                 | 6.565                            |

| COUNTY      | DISTRICT             | BOND DEBT<br>APPROVED 2001<br>thru 2010 | YEAR BOND<br>ELECTION<br>PASSED 2001<br>thru 2010 | BOND DEBT<br>FAILED 2001 thru<br>2010 | YEAR BOND<br>ELECTION<br>FAILED 2001<br>thru 2010 | BONDED DEBT<br>FY09-10 | TOTAL BONDING<br>CAPACITY<br>FY09-10 | % OF<br>BONDING<br>CAPACITY<br>USED | BOND<br>MILL<br>LEVY FY<br>09-10 |
|-------------|----------------------|---|---|---------------------------------------|---|------------------------|--------------------------------------|-------------------------------------|----------------------------------|
| CHAFFEE     | BUENA VISTA R-31     |   |   | \$22,000,000                          | 08  | \$4,300,000.00         | \$38,195,522                         | 11%                                 | 3.496                            |
| CHAFFEE     | SALIDA R-32          | \$17,961,801                            | 10  | \$25,000,000                          | 08  | \$4,400,000.00         | \$42,295,728                         | 10%                                 | 2.647                            |
| CHEYENNE    | KIT CARSON R-1       |   |   |                                       |   | \$-00                  | \$9,494,650                          | 0%                                  | 0.000                            |
| CHEYENNE    | CHEYENNE RE-5        | \$10,000,000                            | 01  |                                       |   | \$5,200,000.00         | \$15,829,617                         | 33%                                 | 7.160                            |
| CLEAR CREEK | CLEAR CREEK RE-1     |   |   |                                       |   | \$18,144,999.55        | \$108,361,786                        | 17%                                 | 4.072                            |
| CONEJOS     | NORTH CONEJOS RE-1J  |   |   |                                       |   | \$1,135,000.00         | \$4,679,006                          | 24%                                 | 0.000                            |
| CONEJOS     | SANFORD 6J           |   |   |                                       |   | \$-00                  | \$1,197,335                          | 0%                                  | 0.000                            |
| CONEJOS     | SOUTH CONEJOS RE-10  |   |   |                                       |   | \$-00                  | \$4,939,987                          | 0%                                  | 0.000                            |
| COSTILLA    | CENTENNIAL R-1       | \$7,000,000                             | 07  |                                       |   | \$6,865,000.00         | \$12,707,287                         | 54%                                 | 9.087                            |
| COSTILLA    | SIERRA GRANDE R-30   |   |   |                                       |   | \$1,670,000.00         | \$12,978,223                         | 13%                                 | 5.100                            |
| CROWLEY     | CROWLEY RE-1-J       |   |   |                                       |   | \$-00                  | \$6,726,112                          | 0%                                  | 0.000                            |
| CUSTER      | CONSOLIDATED C-1     | \$1,990,000                             | 04  | \$2,400,000                           | 02  | \$4,805,000.00         | \$18,616,084                         | 26%                                 | 4.750                            |
| DELTA       | DELTA 50(J)          | \$25,525,000                            | 02  | \$49,900,000                          | 08  | \$21,830,000.00        | \$90,546,917                         | 24%                                 | 4.500                            |
| DENVER      | DENVER 1             | \$764,800,000                           | 03,08   |                                       |   | \$768,396,601.00       | \$2,233,029,416                      | 34%                                 | 6.350                            |
| DOLORES     | DOLORES COUNTY RE 2  |   |   |                                       |   | \$3,685,000.00         | \$16,542,717                         | 22%                                 | 3.421                            |
| DOUGLAS     | DOUGLAS RE 1         | \$300,000,000                           | 03,06   | \$395,000,000                         | 08  | \$608,924,744.00       | \$989,556,468                        | 62%                                 | 14.196                           |
| EAGLE       | EAGLE RE 50          | \$128,370,000                           | 06  |                                       |   | \$176,490,000.00       | \$652,252,931                        | 27%                                 | 4.736                            |
| ELBERT      | ELIZABETH C-1        |   |   |                                       |   | \$14,915,000.00        | \$33,177,745                         | 45%                                 | 10.685                           |
| ELBERT      | KIOWA C-2            |   |   |                                       |   | \$1,030,000.00         | \$5,688,660                          | 18%                                 | 5.019                            |
| ELBERT      | BIG SANDY 100J       |   |   |                                       |   | \$-00                  | \$2,900,663                          | 0%                                  | 0.000                            |
| ELBERT      | ELBERT 200           |   |   | \$3,500,000                           | 10  | \$-00                  | \$3,684,048                          | 0%                                  | 0.000                            |
| ELBERT      | AGATE 300            |   |   | \$1,850,000                           | 03  | \$-00                  | \$2,571,766                          | 0%                                  | 0.000                            |
| EL PASO     | CALHAN RJ-1          |   |   |                                       |   | \$665,000.00           | \$4,516,378                          | 15%                                 | 3.000                            |
| EL PASO     | HARRISON 2           | \$60,000,000                            | 01  |                                       |   | \$70,700,000.00        | \$120,477,812                        | 59%                                 | 12.500                           |
| EL PASO     | WIDEFIELD 3          |   |   |                                       |   | \$12,316,632.00        | \$61,072,162                         | 20%                                 | 5.700                            |
| EL PASO     | FOUNTAIN 8           |   |   |                                       |   | \$-00                  | \$32,246,250                         | 0%                                  | 0.000                            |
| EL PASO     | COLORADO SPRINGS 11  | \$131,700,000                           | 04  | \$96,700,000                          | 02  | \$196,333,084.10       | \$500,755,624                        | 39%                                 | 6.750                            |
| EL PASO     | CHEYENNE MOUNTAIN 12 | \$13,750,000                            | 03  |                                       |   | \$29,074,554.00        | \$78,318,898                         | 37%                                 | 8.791                            |

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|------------|---------------------|---|---|---------------------------------------|---|------------------------|--------------------------------------|-------------------------------------|----------------------------------|
| EL PASO    | MANITOU SPRINGS 14  |   |   |                                       |   | \$7,580,000.00         | \$23,010,574                         | 33%                                 | 7.437                            |
| EL PASO    | ACADEMY 20          | \$163,000,000                           | 01  |                                       |   | \$192,479,463.00       | \$278,861,054                        | 69%                                 | 19.543                           |
| EL PASO    | ELLCOTT 22          |   |   |                                       |   | \$2,915,000.00         | \$5,917,020                          | 49%                                 | 18.500                           |
| EL PASO    | PEYTON 23 JT        | \$4,100,000                             | 03  | \$3,350,000                           | 10  | \$3,965,000.00         | \$8,318,352                          | 48%                                 | 12.541                           |
| EL PASO    | HANOVER 28          | \$10,400,000                            | 02  |                                       |   | \$8,808,914.00         | \$10,070,602                         | 87%                                 | 15.000                           |
| EL PASO    | LEWIS-PALMER 38     | \$57,000,000                            | 06  | \$63,295,000                          | 04,04   | \$83,449,967.00        | \$92,817,446                         | 90%                                 | 16.180                           |
| EL PASO    | FALCON 49           | \$28,000,000                            | 01  | \$125,000,000                         | 10  | \$50,630,000.00        | \$140,787,656                        | 36%                                 | 11.212                           |
| EL PASO    | EDISON 54 JT        | \$450,000                               | 07  |                                       |   | \$435,000.00           | \$660,416                            | 66%                                 | 10.467                           |
| EL PASO    | MIAMI-YODER 60 JT   | \$2,000,000                             | 07  |                                       |   | \$2,635,000.00         | \$3,110,004                          | 85%                                 | 17.800                           |
| FREMONT    | CANON CITY RE-1     | \$26,000,000                            | 03  |                                       |   | \$22,455,000.00        | \$46,349,089                         | 48%                                 | 8.602                            |
| FREMONT    | FLORENCE RE-2       | \$22,000,000                            | 03  | \$5,400,000                           | 10  | \$19,130,000.00        | \$33,275,628                         | 57%                                 | 11.297                           |
| FREMONT    | COTOPAXI RE-3       |   |   |                                       |   | \$640,000.00           | \$11,446,279                         | 6%                                  | 1.920                            |
| GARFIELD   | ROARING FORK RE-1   | \$86,000,000                            | 04  |                                       |   | \$108,474,984.00       | \$283,530,932                        | 38%                                 | 6.293                            |
| GARFIELD   | GARFIELD RE-2       | \$74,900,000                            | 01,06   |                                       |   | \$112,925,000.00       | \$237,602,984                        | 48%                                 | 7.265                            |
| GARFIELD   | GARFIELD 16         | \$35,000,000                            | 06  |                                       |   | \$42,320,000.00        | \$224,909,578                        | 19%                                 | 2.499                            |
| GILPIN     | GILPIN RE-1         |   |   |                                       |   | \$9,370,000.00         | \$67,136,319                         | 14%                                 | 5.782                            |
| GRAND      | WEST GRAND 1-JT     | \$11,500,000                            | 06  | \$13,100,000                          | 05  | \$10,730,000.00        | \$56,294,520                         | 19%                                 | 3.450                            |
| GRAND      | EAST GRAND 2        | \$28,050,000                            | 04, 07  | \$21,150,000                          | 03,03   | \$37,810,000.00        | \$141,942,024                        | 27%                                 | 4.535                            |
| GUNNISON   | GUNNISON RE1J       | \$55,000,000                            | 08  |                                       |   | \$64,980,000.00        | \$144,800,266                        | 45%                                 | 6.143                            |
| HINSDALE   | HINSDALE RE 1       | \$1,100,000                             | 01  |                                       |   | \$885,000.00           | \$11,812,476                         | 7%                                  | 1.626                            |
| HUERFANO   | HUERFANO RE-1       | \$5,750,000                             | 02  |                                       |   | \$4,530,000.00         | \$16,628,243                         | 27%                                 | 5.300                            |
| HUERFANO   | LA VETA RE-2        | \$1,000,000                             | 02  |                                       |   | \$820,000.00           | \$8,275,595                          | 10%                                 | 1.964                            |
| JACKSON    | NORTH PARK R-1      |   |   |                                       |   | \$-00                  | \$7,154,740                          | 0%                                  | 0.000                            |
| JEFFERSON  | JEFFERSON R-1       | \$323,800,000                           | 04  | \$350,000,000                         | 08  | \$609,570,000.00       | \$1,461,910,139                      | 42%                                 | 11.250                           |
| KIOWA      | EADS RE-1           |   |   |                                       |   | \$-00                  | \$3,550,618                          | 0%                                  | 0.000                            |
| KIOWA      | PLAINVIEW RE-2      |   |   |                                       |   | \$-00                  | \$2,933,238                          | 0%                                  | 0.000                            |
| KIT CARSON | ARRIBA-FLAGLER C-20 |   |   |                                       |   | \$1,095,000.00         | \$3,723,644                          | 29%                                 | 7.800                            |
| KIT CARSON | HI PLAINS R-23      |   |   |                                       |   | \$-00                  | \$2,957,033                          | 0%                                  | 0.000                            |

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|------------|-----------------------|---|---|---------------------------------------|---|------------------------|--------------------------------------|-------------------------------------|----------------------------------|
| KIT CARSON | STRATTON R-4          |   |   |                                       |   | \$-00                  | \$2,986,872                          | 0%                                  | 0.000                            |
| KIT CARSON | BETHUNE R-5           |   |   |                                       |   | \$-00                  | \$2,973,703                          | 0%                                  | 0.000                            |
| KIT CARSON | BURLINGTON RE-6J      |   |   |                                       |   | \$4,295,000.00         | \$14,304,360                         | 30%                                 | 7.469                            |
| LAKE       | LAKE R-1              | \$2,000,000                             | 03  | \$2,500,000                           | 08  | \$530,000.00           | \$21,652,082                         | 2%                                  | 1.640                            |
| LA PLATA   | DURANGO 9-R           | \$84,500,000                            | 02  |                                       |   | \$86,630,000.00        | \$328,054,672                        | 26%                                 | 5.129                            |
| LA PLATA   | BAYFIELD 10 JT-R      |   |   |                                       |   | \$13,045,000.00        | \$58,593,592                         | 22%                                 | 5.269                            |
| LA PLATA   | IGNACIO 11 JT         |   |   |                                       |   | \$-00                  | \$90,391,840                         | 0%                                  | 0.000                            |
| LARIMER    | POUDRE R-1            | \$120,000,000                           | 10  |                                       |   | \$208,314,466.00       | \$472,246,182                        | 44%                                 | 12.703                           |
| LARIMER    | THOMPSON R-2J         | \$89,215,000                            | 05  |                                       |   | \$122,829,737.00       | \$269,299,757                        | 46%                                 | 9.120                            |
| LARIMER    | ESTES PARK R-3        | \$22,400,000                            | 06  |                                       |   | \$24,030,000.00        | \$73,238,315                         | 33%                                 | 4.531                            |
| LAS ANIMAS | TRINIDAD 1            |   |   | \$2,400,000                           | 07  | \$5,185,000.00         | \$23,927,958                         | 22%                                 | 3.308                            |
| LAS ANIMAS | PRIMERO 2             | \$10,700,000                            | 07  |                                       |   | \$9,825,000.00         | \$44,704,298                         | 22%                                 | 2.673                            |
| LAS ANIMAS | HOEHNE 3              |   |   |                                       |   | \$1,020,000.00         | \$9,757,778                          | 10%                                 | 4.300                            |
| LAS ANIMAS | AGUILAR 6             | \$900,000                               | 01  |                                       |   | \$650,000.00           | \$6,176,500                          | 11%                                 | 1.233                            |
| LAS ANIMAS | BRANSON 82            |   |   |                                       |   | \$-00                  | \$2,570,872                          | 0%                                  | 0.000                            |
| LAS ANIMAS | KIM 88                |   |   |                                       |   | \$-00                  | \$2,957,932                          | 0%                                  | 0.000                            |
| LINCOLN    | GENOA-HUGO C113       |   |   |                                       |   | \$985,000.00           | \$6,130,352                          | 16%                                 | 5.931                            |
| LINCOLN    | LIMON RE-4J           |   |   |                                       |   | \$2,130,000.00         | \$8,088,737                          | 26%                                 | 5.508                            |
| LINCOLN    | KARVAL RE-23          |   |   |                                       |   | \$-00                  | \$1,019,877                          | 0%                                  | 0.000                            |
| LOGAN      | VALLEY RE-1           | \$23,700,000                            | 05  |                                       |   | \$22,509,989.60        | \$33,328,140                         | 68%                                 | 10.567                           |
| LOGAN      | FRENCHMAN RE-3        | \$425,000                               | 05  |                                       |   | \$380,000.00           | \$1,825,294                          | 21%                                 | 4.770                            |
| LOGAN      | BUFFALO RE-4          | \$2,200,000                             | 07  |                                       |   | \$1,935,000.00         | \$3,083,678                          | 63%                                 | 11.126                           |
| LOGAN      | PLATEAU RE-5          |   |   |                                       |   | \$0.01                 | \$11,638,892                         | 0%                                  | 0.000                            |
| MESA       | DEBEQUE 49JT          |   |   |                                       |   | \$2,130,000.00         | \$61,854,364                         | 3%                                  | 0.811                            |
| MESA       | PLATEAU VALLEY 50     | \$3,900,000                             | 04  |                                       |   | \$3,320,000.00         | \$33,372,802                         | 10%                                 | 1.210                            |
| MESA       | MESA VALLEY 51        | \$109,000,000                           | 04  | \$184,935,000                         | 08  | \$125,180,000.00       | \$416,503,160                        | 30%                                 | 5.910                            |
| MINERAL    | CREEDE 1              |   |   |                                       |   | \$-00                  | \$6,704,008                          | 0%                                  | 0.000                            |
| MOFFAT     | MOFFAT COUNTY RE:NO 1 | \$29,500,000                            | 07  |                                       |   | \$28,489,233.00        | \$95,228,559                         | 30%                                 | 4.842                            |

| COUNTY    | DISTRICT               | BOND DEBT<br>APPROVED 2001<br>thru 2010 | YEAR BOND<br>ELECTION<br>PASSED 2001<br>thru 2010 | BOND DEBT<br>FAILED 2001 thru<br>2010 | YEAR BOND<br>ELECTION<br>FAILED 2001<br>thru 2010 | BONDED DEBT<br>FY09-10 | TOTAL BONDING<br>CAPACITY<br>FY09-10 | % OF<br>BONDING<br>CAPACITY<br>USED | BOND<br>MILL<br>LEVY FY<br>09-10 |
|-----------|------------------------|---|---|---------------------------------------|---|------------------------|--------------------------------------|-------------------------------------|----------------------------------|
| MONTEZUMA | MONTEZUMA-CORTEZ RE-1  |   |   |                                       |   | \$-00                  | \$85,712,940                         | 0%                                  | 0.000                            |
| MONTEZUMA | DOLORES RE-4A          |   |   |                                       |   | \$2,410,000.00         | \$12,327,290                         | 20%                                 | 4.647                            |
| MONTEZUMA | MANCOS RE-6            |   |   |                                       |   | \$565,000.00           | \$10,712,852                         | 5%                                  | 2.199                            |
| MONTROSE  | MONTROSE RE-1J         | \$11,000,000                            | 02  |                                       |   | \$8,729,920.00         | \$116,224,510                        | 8%                                  | 1.455                            |
| MONTROSE  | WEST END RE-2          |   |   |                                       |   | \$-00                  | \$9,018,431                          | 0%                                  | 0.000                            |
| MORGAN    | BRUSH RE-2(J)          | \$13,500,000                            | 03  | \$1,300,000                           | 07  | \$12,065,000.00        | \$33,883,755                         | 36%                                 | 7.340                            |
| MORGAN    | FT. MORGAN RE-3        | \$9,000,000                             | 04  |                                       |   | \$17,960,000.00        | \$39,766,244                         | 45%                                 | 9.603                            |
| MORGAN    | WELDON VALLEY RE-20(J) | \$1,000,000                             | 03  |                                       |   | \$825,000.00           | \$2,707,364                          | 30%                                 | 5.650                            |
| MORGAN    | WIGGINS RE-50(J)       | \$4,935,000                             | 01  |                                       |   | \$3,870,000.00         | \$8,633,462                          | 45%                                 | 9.496                            |
| OTERO     | EAST OTERO R-1         | \$4,300,000                             | 08  | \$4,000,000                           | 03  | \$7,175,000.00         | \$11,588,405                         | 62%                                 | 10.801                           |
| OTERO     | ROCKY FORD R-2         |   |   |                                       |   | \$-00                  | \$5,869,955                          | 0%                                  | 0.000                            |
| OTERO     | MANZANOLA 3J           |   |   |                                       |   | \$-00                  | \$1,298,594                          | 0%                                  | 0.000                            |
| OTERO     | FOWLER R-4J            | \$2,100,000                             | 01  |                                       |   | \$1,600,000.00         | \$3,428,114                          | 47%                                 | 10.500                           |
| OTERO     | CHERAW 31              |   |   |                                       |   | \$-00                  | \$841,368                            | 0%                                  | 0.000                            |
| OTERO     | SWINK 33               | \$2,500,000                             | 07  |                                       |   | \$2,475,000.00         | \$2,935,028                          | 84%                                 | 12.811                           |
| OURAY     | OURAY R-1              |   |   | \$4,900,000                           | 05  | \$1,175,000.00         | \$12,576,539                         | 9%                                  | 3.045                            |
| OURAY     | RIDGWAY R-2            | \$9,950,000                             | 03,08   |                                       |   | \$8,720,000.00         | \$27,886,977                         | 31%                                 | 6.410                            |
| PARK      | PLATTE CANYON 1        |   |   | \$6,890,000                           | 01  | \$10,000,000.00        | \$26,788,673                         | 37%                                 | 6.088                            |
| PARK      | PARK RE-2              | \$16,000,000                            | 09  |                                       |   | \$3,940,000.00         | \$67,101,081                         | 6%                                  | 5.690                            |
| PHILLIPS  | HOLYOKE RE-1J          |   |   |                                       |   | \$1,950,000.00         | \$8,913,286                          | 22%                                 | 4.250                            |
| PHILLIPS  | HAXTUN RE-2J           |   |   | \$1,055,000                           | 07  | \$-00                  | \$4,109,946                          | 0%                                  | 0.000                            |
| PITKIN    | ASPEN 1                | \$45,000,000                            | 05,08   |                                       |   | \$73,725,000.00        | \$674,969,656                        | 11%                                 | 1.998                            |
| PROWERS   | GRANADA RE-1           |   |   |                                       |   | \$-00                  | \$2,182,892                          | 0%                                  | 0.000                            |
| PROWERS   | LAMAR RE-2             | \$5,015,000                             | 02  |                                       |   | \$3,840,000.00         | \$16,860,733                         | 23%                                 | 5.372                            |
| PROWERS   | HOLLY RE-3             | \$3,400,000                             | 10  |                                       |   | \$-00                  | \$3,487,874                          | 0%                                  | 0.000                            |
| PROWERS   | WILEY RE-13 JT         |   |   |                                       |   | \$-00                  | \$2,285,238                          | 0%                                  | 0.000                            |
| PUEBLO    | PUEBLO CITY 60         | \$98,500,000                            | 02  |                                       |   | \$80,625,000.00        | \$156,087,902                        | 52%                                 | 9.161                            |
| PUEBLO    | PUEBLO RURAL 70        | \$29,900,000                            | 02  |                                       |   | \$57,065,000.00        | \$113,402,964                        | 50%                                 | 13.498                           |



| COUNTY     | DISTRICT                  | BOND DEBT<br>APPROVED 2001<br>thru 2010 | YEAR BOND<br>ELECTION<br>PASSED 2001<br>thru 2010 | BOND DEBT<br>FAILED 2001 thru<br>2010 | YEAR BOND<br>ELECTION<br>FAILED 2001<br>thru 2010 | BONDED DEBT<br>FY09-10 | TOTAL BONDING<br>CAPACITY<br>FY09-10 | % OF<br>BONDING<br>CAPACITY<br>USED | BOND<br>MILL<br>LEVY FY<br>09-10 |
|------------|---------------------------|---|---|---------------------------------------|---|------------------------|--------------------------------------|-------------------------------------|----------------------------------|
| RIO BLANCO | MEEKER RE1                | \$24,000,000                            | 08  |                                       |   | \$24,000,000.00        | \$152,645,776                        | 16%                                 | 3.650                            |
| RIO BLANCO | RANGELY RE-4              | \$15,000,000                            | 08  |                                       |   | \$15,000,000.00        | \$72,957,802                         | 21%                                 | 3.441                            |
| RIO GRANDE | DEL NORTE C-7             |   |   |                                       |   | \$2,270,000.00         | \$20,576,513                         | 11%                                 | 3.788                            |
| RIO GRANDE | MONTE VISTA C-8           | \$8,400,000                             | 08  |                                       |   | \$745,000.00           | \$9,306,191                          | 8%                                  | 12.652                           |
| RIO GRANDE | SARGENT RE-33J            | \$5,400,000                             | 03,08   |                                       |   | \$160,000.00           | \$5,846,321                          | 3%                                  | 14.910                           |
| ROUTT      | HAYDEN RE-1               |   |   |                                       |   | \$-00                  | \$20,610,504                         | 0%                                  | 0.000                            |
| ROUTT      | STEAMBOAT SPRINGS RE-2    | \$29,685,000                            | 06  |                                       |   | \$43,075,000.00        | \$226,493,867                        | 19%                                 | 3.102                            |
| ROUTT      | SOUTH ROUTT RE 3          | \$1,570,000                             | 07  |                                       |   | \$8,355,000.00         | \$32,119,721                         | 26%                                 | 5.135                            |
| SAGUACHE   | MOUNTAIN VALLEY RE 1      |   |   |                                       |   | \$-00                  | \$2,960,553                          | 0%                                  | 0.000                            |
| SAGUACHE   | MOFFAT 2                  | \$726,519                               | 09  |                                       |   | \$1,360,000.00         | \$5,041,326                          | 27%                                 | 9.990                            |
| SAGUACHE   | CENTER 26 JT              | \$4,700,000                             | 10  |                                       |   | \$-00                  | \$4,797,111                          | 0%                                  | 0.000                            |
| SAN JUAN   | SILVERTON 1               | \$1,200,000                             | 09  |                                       |   | \$-00                  | \$11,521,050                         | 0%                                  | 1.611                            |
| SAN MIGUEL | TELLURIDE R-1             | \$10,000,000                            | 02  | \$18,000,000                          | 08  | \$11,500,000.00        | \$179,805,056                        | 6%                                  | 3.330                            |
| SAN MIGUEL | NORWOOD R-2J              |   |   |                                       |   | \$3,005,000.00         | \$14,161,347                         | 21%                                 | 0.000                            |
| SEDGWICK   | JULESBURG RE-1            |   |   |                                       |   | \$-00                  | \$5,253,908                          | 0%                                  | 0.000                            |
| SEDGWICK   | PLATTE VALLEY RE-3        |   |   |                                       |   | \$-00                  | \$5,491,234                          | 0%                                  | 0.000                            |
| SUMMIT     | SUMMIT RE-1               | \$32,575,000                            | 04  |                                       |   | \$62,655,000.00        | \$385,314,104                        | 16%                                 | 3.886                            |
| TELLER     | CRIPPLE CREEK-VICTOR RE-1 | \$10,900,000                            | 07  | \$23,670,000                          | 04,05,05  | \$12,435,000.00        | \$46,104,584                         | 27%                                 | 4.280                            |
| TELLER     | WOODLAND PARK RE-2        | \$14,600,000                            | 03  | \$14,600,000                          | 02  | \$19,030,000.00        | \$52,495,781                         | 36%                                 | 7.454                            |
| WASHINGTON | AKRON R-1                 | \$7,712,774                             | 10  |                                       |   | \$-00                  | \$7,084,651                          | 0%                                  | 0.000                            |
| WASHINGTON | ARICKAREE R-2             |   |   |                                       |   | \$-00                  | \$6,129,282                          | 0%                                  | 0.000                            |
| WASHINGTON | OTIS R-3                  |   |   |                                       |   | \$520,000.00           | \$2,757,827                          | 19%                                 | 7.000                            |
| WASHINGTON | LONE STAR 101             |   |   |                                       |   | \$-00                  | \$1,276,735                          | 0%                                  | 0.000                            |
| WASHINGTON | WOODLIN R-104             |   |   |                                       |   | \$-00                  | \$4,354,534                          | 0%                                  | 0.000                            |
| WELD       | GILCREST RE-1             |   |   |                                       |   | \$-00                  | \$132,281,910                        | 0%                                  | 0.000                            |
| WELD       | EATON RE-2                | \$10,000,000                            | 01  |                                       |   | \$8,970,000.00         | \$38,440,152                         | 23%                                 | 3.490                            |
| WELD       | KEENESBURG RE-3(J)        | \$26,400,000                            | 04  | \$29,000,000                          | 02,08   | \$33,964,975.00        | \$70,501,246                         | 48%                                 | 7.706                            |
| WELD       | WINDSOR RE-4              | \$69,100,000                            | 01,07   |                                       |   | \$66,195,000.00        | \$95,603,298                         | 69%                                 | 14.381                           |

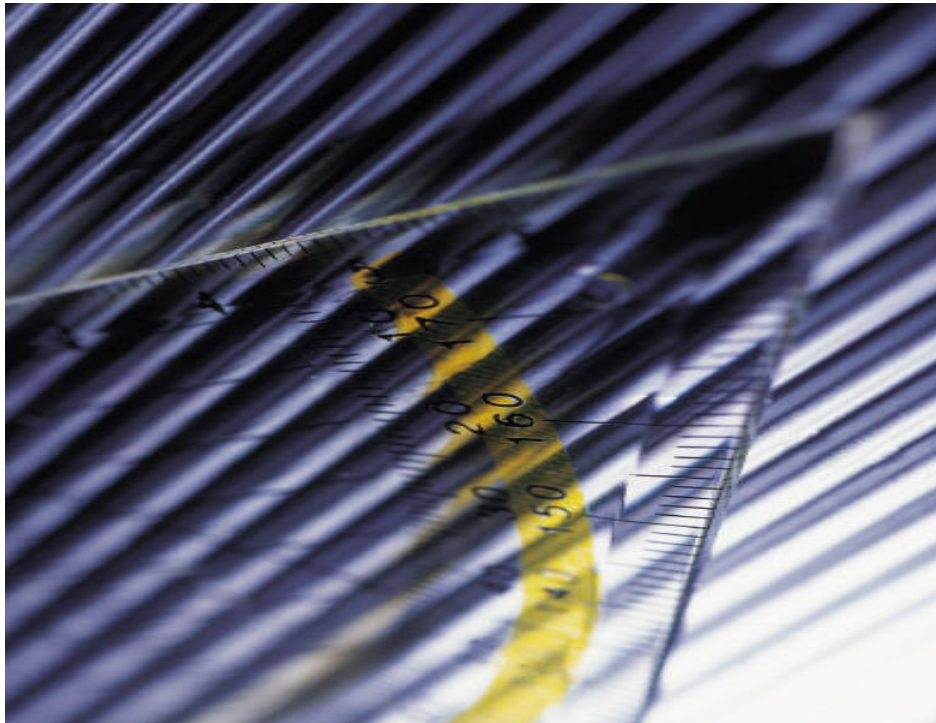
| COUNTY | DISTRICT                 | BOND DEBT<br>APPROVED 2001<br>thru 2010 | YEAR BOND<br>ELECTION<br>PASSED 2001<br>thru 2010 | BOND DEBT<br>FAILED 2001 thru<br>2010 | YEAR BOND<br>ELECTION<br>FAILED 2001<br>thru 2010 | BONDED DEBT<br>FY09-10 | TOTAL BONDING<br>CAPACITY<br>FY09-10 | % OF<br>BONDING<br>CAPACITY<br>USED | BOND<br>MILL<br>LEVY FY<br>09-10 |
|--------|--------------------------|---|---|---------------------------------------|---|------------------------|--------------------------------------|-------------------------------------|----------------------------------|
| WELD   | JOHNSTOWN-MILLIKEN RE-5J | \$15,900,000                            | 03  |                                       |   | \$18,865,000.00        | \$47,209,395                         | 40%                                 | 6.803                            |
| WELD   | GREELEY 6                | \$60,000,000                            | 01  |                                       |   | \$92,530,000.00        | \$189,074,500                        | 49%                                 | 9.447                            |
| WELD   | PLATTE VALLEY RE-7       | \$12,000,000                            | 05,09   | \$1,355,000                           | 05  | \$9,050,000.00         | \$90,506,724                         | 10%                                 | 2.646                            |
| WELD   | FT. LUPTON RE-8          | \$12,200,000                            | 01  |                                       |   | \$9,585,000.00         | \$56,193,212                         | 17%                                 | 2.678                            |
| WELD   | AULT-HIGHLAND RE-9       |   |   | \$1,500,000                           | 05  | \$3,590,000.00         | \$31,323,096                         | 11%                                 | 3.259                            |
| WELD   | BRIGGS DALE RE-10        | \$5,100,000                             | 05,05   |                                       |   | \$4,515,000.00         | \$4,119,030                          | 110%                                | 17.875                           |
| WELD   | PRAIRIE RE-11            | \$-00                                   |   |                                       |   | \$-00                  | \$3,459,034                          | 0%                                  | 0.000                            |
| WELD   | PAWNEE RE-12             |   |   |                                       |   | \$470,000.00           | \$13,717,918                         | 3%                                  | 0.946                            |
| YUMA   | YUMA 1                   | \$9,125,000                             | 03  |                                       |   | \$8,453,560.00         | \$24,626,366                         | 34%                                 | 5.441                            |
| YUMA   | WRAY RD-2                | \$7,790,000                             | 05  |                                       |   | \$7,053,126.00         | \$20,524,554                         | 34%                                 | 5.086                            |
| YUMA   | IDALIA RJ-3              |   |   |                                       |   | \$-00                  | \$3,870,029                          | 0%                                  | 0.000                            |
| YUMA   | LIBERTY J-4              |   |   |                                       |   | \$46,440.00            | \$4,125,617                          | 1%                                  | 1.169                            |



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# **BUILDING EXCELLENT SCHOOLS TODAY (BEST) FY2011-12 APPLICANT DATA**

**CHARTER SCHOOL MINIMUM MATCH, PERCENTAGE OF FREE & REDUCED  
COST LUNCH, ALLOCATION FROM STATE EDUCATION FUND FOR CAPITAL  
CONSTRUCTION AND FUND BALANCES**



**DIVISION OF PUBLIC SCHOOL  
CAPITAL CONSTRUCTION ASSISTANCE**

**MAY 2011**

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# BEST FY 2011-12 CHARTER SCHOOL DATA

Eligible BEST Charter School Data

| COUNTY   | DISTRICT                   | CHARTER SCHOOL                          | FY09-10 FTE COUNT | MINIMUM CHARTER MATCH | FY09-10 % FREE AND REDUCED LUNCH | FY09-10 STATE AID FOR CAPITAL CONSTRUCTION | FY 09-10 CHARTER FUND BALANCE |
|----------|----------------------------|---|-------------------|-----------------------|----------------------------------|--|-------------------------------|
| ADAMS    | ADAMS 12 FIVE STAR SCHOOLS | ACADEMY OF CHARTER SCHOOLS              | 1221              | 75.00%                | 20%                              | \$115,890.16                               | \$3,237,979.65                |
| ADAMS    | ADAMS 12 FIVE STAR SCHOOLS | STARGATE CHARTER SCHOOL                 | 630               | 80.00%                | 2%                               | \$58,589.02                                | \$731,863.32                  |
| ADAMS    | ADAMS COUNTY 14            | COMMUNITY LEADERSHIP ACADEMY            | 472               | 44.00%                | 83%                              | \$43,710.05                                | \$789,312.30                  |
| ADAMS    | BENNETT 29J                | CORRIDOR COMMUNITY ACADEMY              | 115               | 44.00%                | 0%                               | \$10,478.70                                | \$16,483.00                   |
| ADAMS    | BRIGHTON 27J               | BELLE CREEK CHARTER SCHOOL              | 675               | 64.00%                | 34%                              | \$62,560.00                                | \$1,112,660.72                |
| ADAMS    | BRIGHTON 27J               | BROMLEY EAST CHARTER SCHOOL             | 820               | 70.00%                | 22%                              | \$75,497.40                                | \$(38,099.32)                 |
| ADAMS    | MAPLETON 1                 | NEW AMERICA SCHOOL                      | 476               | 70.00%                | 4%                               | \$53,222.84                                | \$130,902.57                  |
| ADAMS    | STRASBURG 31J              | PRAIRIE CREEK CHARTER SCHOOL            | 4                 | 25.00%                | 25%                              | \$195.13                                   | \$28,532.00                   |
| ADAMS    | WESTMINSTER 50             | CROWN POINTE CHARTER ACADEMY            | 339               | 42.00%                | 45%                              | \$30,948.27                                | \$1,421,147.00                |
| ARAPAHOE | ADAMS-ARAPAHOE 28J         | AURORA ACADEMY CHARTER SCHOOL           | 491               | 60.00%                | 32%                              | \$45,856.52                                | \$741,222.00                  |
| ARAPAHOE | ADAMS-ARAPAHOE 28J         | NEW AMERICA SCHOOL                      | 569               | 48.00%                | 78%                              | \$46,441.92                                | \$221,555.00                  |
| ARAPAHOE | CHERRY CREEK 5             | CHERRY CREEK CHARTER ACADEMY            | 472               | 68.00%                | 0%                               | \$44,129.58                                | \$1,452,070.00                |
| ARAPAHOE | LITTLETON 6                | LITTLETON ACADEMY                       | 461               | 66.00%                | 6%                               | \$42,890.48                                | \$1,161,334.57                |
| ARAPAHOE | LITTLETON 6                | LITTLETON PREP CHARTER SCHOOL           | 513               | 64.00%                | 23%                              | \$47,671.27                                | \$1,119,470.40                |
| BOULDER  | BOULDER VALLEY RE 2        | BOULDER PREP CHARTER HIGH SCHOOL        | 158               | 30.00%                | 51%                              | \$14,683.84                                | \$177,166.00                  |
| BOULDER  | BOULDER VALLEY RE 2        | HORIZONS K-8 ALTERNATIVE CHARTER SCHOOL | 325               | 46.00%                | 2%                               | \$15,118.02                                | \$629,117.00                  |
| BOULDER  | BOULDER VALLEY RE 2        | PEAK TO PEAK CHARTER SCHOOL             | 1425              | 80.00%                | 7%                               | \$135,969.47                               | \$5,793,538.00                |



| COUNTY      | DISTRICT                 | CHARTER SCHOOL  | FY09-10 FTE COUNT | MINIMUM CHARTER MATCH | FY09-10 % FREE AND REDUCED LUNCH | FY09-10 STATE AID FOR CAPITAL CONSTRUCTION | FY 09-10 CHARTER FUND BALANCE |
|-------------|--------------------------|---|-------------------|-----------------------|----------------------------------|--|-------------------------------|
| BOULDER     | BOULDER VALLEY RE 2      | SUMMIT MIDDLE CHARTER SCHOOL                            | 324               | 48.00%                | 1%                               | \$15,805.86                                | \$164,514.00                  |
| BOULDER     | ST VRAIN VALLEY RE 1J    | CARBON VALLEY CHARTER SCHOOL                            | 440               | 56.00%                | 13%                              | \$33,280.13                                | \$410,806.28                  |
| BOULDER     | ST VRAIN VALLEY RE 1J    | FLAGSTAFF CHARTER SCHOOL                                | 675               | 75.00%                | 7%                               | \$61,945.33                                | \$516,983.26                  |
| BOULDER     | ST VRAIN VALLEY RE 1J    | TWIN PEAKS CHARTER ACADEMY                              | 631               | 66.00%                | 26%                              | \$58,813.43                                | \$4,211,104.08                |
| CLEAR CREEK | CLEAR CREEK RE-1         | GEORGETOWN COMMUNITY SCHOOL                             | 118               | 38.00%                | 6%                               | \$4,878.35                                 | \$109,028.10                  |
| CSI         | CHARTER SCHOOL INSTITUTE | COLORADO SPRINGS CHARTER ACADEMY                        | 362               | 46.00%                | 37%                              | \$33,475.26                                | \$604,393.00                  |
| CSI         | CHARTER SCHOOL INSTITUTE | Pikes Peak Prep (FORMERLY: 21st CENTURY CHARTER SCHOOL) | 286               | 36.00%                | 64%                              | \$26,752.89                                | \$(551,659.00)                |
| CSI         | CHARTER SCHOOL INSTITUTE | PINNACLE CHARTER SCHOOL                                 | 959               | 62.00%                | 35%                              | \$56,881.60                                | \$529,089.15                  |
| CSI         | CHARTER SCHOOL INSTITUTE | PINNACLE CHARTER HIGH SCHOOL                            | 334               | 62.00%                | 34%                              | \$56,832.82                                | \$529,089.15                  |
| CSI         | CHARTER SCHOOL INSTITUTE | PINNACLE CHARTER MIDDLE SCHOOL                          | 518               | 60.00%                | 44%                              | \$56,832.82                                | \$529,089.15                  |
| CSI         | CHARTER SCHOOL INSTITUTE | ROSS MONTESSORI SCHOOL                                  | 196               | 44.00%                | 17%                              | \$17,640.13                                | \$(54,131.48)                 |
| DENVER      | DENVER COUNTY 1          | ACADEMY OF URBAN LEARNING                               | 100               | 15.00%                | 73%                              | \$9,220.09                                 | \$283,648.00                  |
| DENVER      | DENVER COUNTY 1          | COLORADO HIGH SCHOOL                                    | 205               | 30.00%                | 77%                              | \$20,001.25                                | \$286,367.00                  |
| DENVER      | DENVER COUNTY 1          | COMMUNITY CHALLENGE CHARTER SCHOOL (ACE)                | 203               | 20.00%                | 97%                              | \$19,806.11                                | \$495,340.00                  |
| DENVER      | DENVER COUNTY 1          | DENVER SCHOOL OF SCIENCE AND TECHNOLOGY                 | 728               | 62.00%                | 47%                              | \$70,931.26                                | \$2,623,918.00                |
| DENVER      | DENVER COUNTY 1          | HIGHLINE ACADEMY CHARTER SCHOOL                         | 464               | 56.00%                | 33%                              | \$43,339.29                                | \$463,400.00                  |
| DENVER      | DENVER COUNTY 1          | KIPP SUNSHINE PEAK ACADEMY                              | 371               | 36.00%                | 91%                              | \$36,197.38                                | \$469,939.00                  |
| DENVER      | DENVER COUNTY 1          | LIFE SKILLS CENTER OF DENVER                            | 308               | 36.00%                | 75%                              | \$30,050.66                                | \$107,645.00                  |
| DENVER      | DENVER COUNTY 1          | NORTHEAST ACADEMY CHARTER SCHOOL                        | 461               | 44.00%                | 78%                              | \$42,890.48                                | \$305,410.00                  |

| COUNTY  | DISTRICT             | CHARTER SCHOOL                         | FY09-10 FTE COUNT | MINIMUM CHARTER MATCH | FY09-10 % FREE AND REDUCED LUNCH | FY09-10 STATE AID FOR CAPITAL CONSTRUCTION | FY 09-10 CHARTER FUND BALANCE |
|---------|----------------------|--|-------------------|-----------------------|----------------------------------|--|-------------------------------|
| DENVER  | DENVER COUNTY 1      | ODYSSEY CHARTER ELEMENTARY SCHOOL      | 225               | 32.00%                | 34%                              | \$10,483.58                                | \$344,474.00                  |
| DENVER  | DENVER COUNTY 1      | OMAR D BLAIR CHARTER SCHOOL            | 799               | 46.00%                | 47%                              | \$36,938.89                                | \$190,092.00                  |
| DENVER  | DENVER COUNTY 1      | P.S.1 CHARTER SCHOOL                   | 233               | 30.00%                | 81%                              | \$22,147.72                                | \$80,475.00                   |
| DENVER  | DENVER COUNTY 1      | PIONEER CHARTER SCHOOL                 | 301               | 15.00%                | 90%                              | \$12,586.15                                | \$1,201,842.00                |
| DENVER  | DENVER COUNTY 1      | RIDGE VIEW ACADEMY CHARTER SCHOOL      | 381               | 11.00%                | 100%                             | \$-00                                      | \$925,330.00                  |
| DENVER  | DENVER COUNTY 1      | SOUTHWEST EARLY COLLEGE CHARTER SCHOOL | 334               | 38.00%                | 78%                              | \$32,392.27                                | \$(182,394.00)                |
| DENVER  | DENVER COUNTY 1      | WYATT-EDISON CHARTER ELEMENTARY SCHOOL | 678               | 52.00%                | 86%                              | \$62,403.90                                | \$1,082,456.00                |
| DOUGLAS | DOUGLAS COUNTY RE 1  | ACADEMY CHARTER SCHOOL                 | 637               | 70.00%                | 7%                               | \$54,822.94                                | \$2,015,821.16                |
| DOUGLAS | DOUGLAS COUNTY RE 1  | AMERICAN ACADEMY AT CASTLE PINES       | 817               | 85.00%                | 0%                               | \$75,029.07                                | \$1,573,711.99                |
| DOUGLAS | DOUGLAS COUNTY RE 1  | CHALLENGE TO EXCELLENCE CHARTER SCHOOL | 452               | 64.00%                | 5%                               | \$42,129.46                                | \$822,678.05                  |
| DOUGLAS | DOUGLAS COUNTY RE 1  | CORE KNOWLEDGE CHARTER SCHOOL          | 437               | 66.00%                | 0%                               | \$40,753.76                                | \$1,108,984.00                |
| DOUGLAS | DOUGLAS COUNTY RE 1  | DCS MONTESSORI CHARTER SCHOOL          | 459               | 58.00%                | 2%                               | \$31,328.79                                | \$(97,081.00)                 |
| DOUGLAS | DOUGLAS COUNTY RE 1  | PLATTE RIVER CHARTER ACADEMY           | 507               | 70.00%                | 0%                               | \$46,763.90                                | \$1,991,704.00                |
| EAGLE   | EAGLE COUNTY RE 51   | EAGLE COUNTY CHARTER ACADEMY           | 293               | 56.00%                | 0%                               | \$27,279.75                                | \$(233,075.00)                |
| EL PASO | ACADEMY 20           | THE CLASSICAL ACADEMY CHARTER          | 2960              | 90.00%                | 5%                               | \$271,421.83                               | \$4,000,037.00                |
| EL PASO | CALHAN RJ-1          | FRONTIER CHARTER ACADEMY               | 82                | 20.00%                | 46%                              | \$7,424.85                                 | \$153,882.22                  |
| EL PASO | CHEYENNE MOUNTAIN 12 | CHEYENNE MOUNTAIN CHARTER ACADEMY      | 747               | 68.00%                | 29%                              | \$68,131.08                                | \$2,066,091.98                |
| EL PASO | COLORADO SPRINGS 11  | CIVA CHARTER SCHOOL                    | 142               | 25.00%                | 39%                              | \$6,927.26                                 | \$460,176.79                  |
| EL PASO | COLORADO SPRINGS 11  | COMMUNITY PREP CHARTER SCHOOL          | 179               | 30.00%                | 67%                              | \$17,171.80                                | \$1,728,935.06                |

| COUNTY    | DISTRICT                | CHARTER SCHOOL  | FY09-10 FTE COUNT | MINIMUM CHARTER MATCH | FY09-10 % FREE AND REDUCED LUNCH | FY09-10 STATE AID FOR CAPITAL CONSTRUCTION | FY 09-10 CHARTER FUND BALANCE |
|-----------|-------------------------|---|-------------------|-----------------------|----------------------------------|--|-------------------------------|
| EL PASO   | COLORADO SPRINGS 11     | GLOBE CHARTER SCHOOL                                    | 172               | 15.00%                | 58%                              | \$7,537.06                                 | \$(24,516.48)                 |
| EL PASO   | COLORADO SPRINGS 11     | LIFE SKILLS CENTER OF COLORADO SPRINGS                  | 342               | 48.00%                | 23%                              | \$31,709.30                                | \$202,024.00                  |
| EL PASO   | COLORADO SPRINGS 11     | ROOSEVELT EDISON CHARTER SCHOOL                         | 703               | 34.00%                | 91%                              | \$31,948.34                                | \$434,007.92                  |
| EL PASO   | FALCON 49               | PIKES PEAK SCHOOL EXPEDITIONARY LEARNING                | 345               | 54.00%                | 11%                              | \$31,562.95                                | \$147,693.40                  |
| EL PASO   | HARRISON 2              | JAMES IRWIN CHARTER ELEMENTARY SCHOOL                   | 478               | 52.00%                | 37%                              | \$42,461.19                                | \$834,149.74                  |
| EL PASO   | HARRISON 2              | JAMES IRWIN CHARTER HIGH SCHOOL                         | 378               | 54.00%                | 20%                              | \$36,734.00                                | \$462,867.41                  |
| EL PASO   | HARRISON 2              | JAMES IRWIN CHARTER MIDDLE SCHOOL                       | 392               | 50.00%                | 39%                              | \$38,246.29                                | \$1,117,681.98                |
| EL PASO   | LEWIS-PALMER 38         | MONUMENT CHARTER ACADEMY                                | 751               | 80.00%                | 7%                               | \$63,564.94                                | \$380,614.62                  |
| EL PASO   | WIDEFIELD 3             | JAMES MADISON CHARTER ACADEMY SCHOOL                    | 126               | 44.00%                | 2%                               | \$11,395.83                                | \$23,149.36                   |
| ELBERT    | ELIZABETH C-1           | LEGACY ACADEMY (Formerly: ELBERT COUNTY CHARTER SCHOOL) | 304               | 52.00%                | 11%                              | \$28,265.18                                | \$1,224,917.30                |
| FREMONT   | CANON CITY RE-1         | MOUNTAIN VIEW CORE KNOWLEDGE CHARTER SCHOOL             | 232               | 42.00%                | 26%                              | \$21,611.11                                | \$176,522.53                  |
| GARFIELD  | ROARING FORK RE-1       | CARBONDALE COMMUNITY CHARTER SCHOOL                     | 132               | 42.00%                | 11%                              | \$12,303.21                                | \$406,072.22                  |
| GRAND     | EAST GRAND 2            | INDIAN PEAKS CHARTER SCHOOL                             | 51                | 15.00%                | 47%                              | \$4,771.03                                 | \$40,551.34                   |
| GUNNISON  | GUNNISON WATERSHED RE1J | MARBLE CHARTER SCHOOL                                   | 40                | 11.00%                | 50%                              | \$3,658.77                                 | \$176,140.51                  |
| JEFFERSON | JEFFERSON COUNTY R-1    | COLLEGIATE ACADEMY OF COLORADO                          | 496               | 66.00%                | 16%                              | \$46,988.30                                | \$863,759.00                  |
| JEFFERSON | JEFFERSON COUNTY R-1    | COMPASS MONTESSORI - GOLDEN CHARTER SCHOOL              | 343               | 58.00%                | 0%                               | \$30,304.33                                | \$641,106.00                  |
| JEFFERSON | JEFFERSON COUNTY R-1    | COMPASS MONTESSORI - WHEAT RIDGE CHARTER SCHOOL         | 714               | 50.00%                | 5%                               | \$21,191.57                                | \$239,360.00                  |
| JEFFERSON | JEFFERSON COUNTY R-1    | EXCEL ACADEMY CHARTER SCHOOL                            | 449               | 60.00%                | 16%                              | \$42,041.65                                | \$1,709,409.00                |
| JEFFERSON | JEFFERSON COUNTY R-1    | FREE HORIZON MONTESSORI CHARTER SCHOOL                  | 332               | 50.00%                | 12%                              | \$25,299.14                                | \$144,234.00                  |

| COUNTY    | DISTRICT              | CHARTER SCHOOL  | FY09-10 FTE COUNT | MINIMUM CHARTER MATCH | FY09-10 % FREE AND REDUCED LUNCH | FY09-10 STATE AID FOR CAPITAL CONSTRUCTION | FY 09-10 CHARTER FUND BALANCE |
|-----------|-----------------------|---|-------------------|-----------------------|----------------------------------|--|-------------------------------|
| JEFFERSON | JEFFERSON COUNTY R-1  | JEFFERSON ACADEMY CHARTER SCHOOL                        | 377               | 58.00%                | 8%                               | \$35,065.60                                | \$162,521.67                  |
| JEFFERSON | JEFFERSON COUNTY R-1  | JEFFERSON CHARTER ACADEMY JUNIOR HIGH SCHOOL            | 168               | 44.00%                | 0%                               | \$8,195.63                                 | \$162,521.67                  |
| JEFFERSON | JEFFERSON COUNTY R-1  | JEFFERSON CHARTER ACADEMY SENIOR HIGH SCHOOL            | 290               | 56.00%                | 0%                               | \$28,245.67                                | \$162,521.67                  |
| JEFFERSON | JEFFERSON COUNTY R-1  | LINCOLN CHARTER ACADEMY                                 | 492               | 68.00%                | 1%                               | \$45,505.28                                | \$1,410,356.00                |
| JEFFERSON | JEFFERSON COUNTY R-1  | MONTESSORI PEAKS CHARTER ACADEMY                        | 504               | 62.00%                | 8%                               | \$37,748.70                                | \$1,144,886.00                |
| JEFFERSON | JEFFERSON COUNTY R-1  | ROCKY MOUNTAIN ACADEMY OF EVERGREEN                     | 433               | 62.00%                | 3%                               | \$36,343.73                                | \$711,551.00                  |
| JEFFERSON | JEFFERSON COUNTY R-1  | ROCKY MOUNTAIN DEAF SCHOOL                              | 48                | 20.00%                | 42%                              | \$4,166.11                                 | \$(34,731.00)                 |
| JEFFERSON | JEFFERSON COUNTY R-1  | WOODROW WILSON CHARTER ACADEMY                          | 539               | 68.00%                | 10%                              | \$45,710.17                                | \$1,719,493.00                |
| LARIMER   | POUDRE R-1            | LIBERTY COMMON CHARTER SCHOOL                           | 584               | 70.00%                | 3%                               | \$54,725.37                                | \$1,974,382.91                |
| LARIMER   | POUDRE R-1            | RIDGEVIEW CLASSICAL CHARTER SCHOOLS                     | 787               | 75.00%                | 16%                              | \$74,033.89                                | \$1,483,310.12                |
| MESA      | MESA COUNTY VALLEY 51 | INDEPENDENCE ACADEMY CHARTER SCHOOL (DEEP RIVER SCHOOL) | 206               | 38.00%                | 16%                              | \$9,210.33                                 | \$598,709.41                  |
| MONTEZUMA | MONTEZUMA-CORTEZ RE-1 | BATTLE ROCK CHARTER SCHOOL                              | 36                | 11.00%                | 81%                              | \$3,307.52                                 | \$32,464.46                   |
| MONTEZUMA | MONTEZUMA-CORTEZ RE-1 | SOUTHWEST OPEN CHARTER SCHOOL                           | 164               | 32.00%                | 49%                              | \$16,001.00                                | \$441,377.01                  |
| MONTROSE  | MONTROSE COUNTY RE-1J | PASSAGE CHARTER SCHOOL                                  | 29                | 11.00%                | 76%                              | \$2,780.66                                 | \$159,355.63                  |
| MONTROSE  | MONTROSE COUNTY RE-1J | VISTA CHARTER SCHOOL                                    | 187               | 32.00%                | 60%                              | \$17,757.21                                | \$1,985,822.84                |
| MONTROSE  | WEST END RE-2         | PARADOX VALLEY CHARTER SCHOOL                           | 44                | 11.00%                | 68%                              | \$1,785.48                                 | \$135,192.00                  |
| PARK      | PARK COUNTY RE-2      | GUFFEY CHARTER SCHOOL                                   | 31                | 11.00%                | 48%                              | \$1,302.52                                 | \$119,402.00                  |
| PARK      | PARK COUNTY RE-2      | LAKE GEORGE CHARTER SCHOOL                              | 85                | 11.00%                | 47%                              | \$3,380.70                                 | \$71,747.00                   |
| PITKIN    | ASPEN 1               | ASPEN COMMUNITY CHARTER SCHOOL                          | 122               | 44.00%                | 2%                               | \$11,327.54                                | \$150,824.20                  |

| COUNTY   | DISTRICT                 | CHARTER SCHOOL                                   | FY09-10<br>FTE<br>COUNT | MINIMUM<br>CHARTER<br>MATCH | FY09-10 %<br>FREE AND<br>REDUCED<br>LUNCH | FY09-10 STATE AID<br>FOR CAPITAL<br>CONSTRUCTION | FY 09-10 CHARTER<br>FUND BALANCE |
|----------|--------------------------|--|-------------------------|-----------------------------|---|--|----------------------------------|
| PROWERS  | LAMAR RE-2               | ALTA VISTA CHARTER SCHOOL                        | 111                     | 30.00%                      | 43%                                       | \$10,293.33                                      | \$260,790.78                     |
| PUEBLO   | PUEBLO CITY 60           | CESAR CHAVEZ ACADEMY                             | 1135                    | 58.00%                      | 78%                                       | \$105,762.70                                     | \$(106,236.88)                   |
| PUEBLO   | PUEBLO CITY 60           | DOLORES HUERTA PREPARATORY<br>HIGH SCHOOL        | 443                     | 46.00%                      | 75%                                       | \$43,222.21                                      | \$107,943.61                     |
| PUEBLO   | PUEBLO CITY 60           | PUEBLO CHARTER SCHOOL FOR THE<br>ARTS & SCIENCES | 395                     | 30.00%                      | 67%                                       | \$18,264.56                                      | \$787,649.52                     |
| PUEBLO   | PUEBLO CITY 60           | YOUTH & FAMILY ACADEMY CHARTER                   | 200                     | 25.00%                      | 85%                                       | \$18,976.79                                      | \$558,000.15                     |
| PUEBLO   | PUEBLO COUNTY RURAL 70   | SWALLOWS CHARTER ACADEMY                         | 264                     | 44.00%                      | 27%                                       | \$24,860.09                                      | \$400,898.40                     |
| PUEBLO   | PUEBLO COUNTY RURAL 70   | THE CONNECT CHARTER SCHOOL                       | 240                     | 54.00%                      | 0%  | \$23,416.10                                      | \$1,002,751.29                   |
| ROUTT    | STEAMBOAT SPRINGS RE-2   | NORTH ROUTT CHARTER SCHOOL                       | 67                      | 40.00%                      | 0%  | \$6,107.70                                       | \$(115,363.08)                   |
| SAGUACHE | MOFFAT 2                 | CRESTONE CHARTER SCHOOL                          | 75                      | 34.00%                      | 21%                                       | \$6,868.72                                       | \$52,517.97                      |
| WELD     | GREELEY 6                | CORE KNOWLEDGE PROJECT<br>(FRONTIER ACADEMY)     | 1108                    | 80.00%                      | 15%                                       | \$104,650.44                                     | \$2,917,279.31                   |
| WELD     | GREELEY 6                | UNION COLONY PREPARATORY SCHOOL                  | 389                     | 62.00%                      | 10%                                       | \$37,807.24                                      | \$1,129,198.92                   |
| WELD     | GREELEY 6                | UNIVERSITY SCHOOLS                               | 1071                    | 75.00%                      | 18%                                       | \$101,869.78                                     | \$1,906,650.81                   |
| WELD     | JOHNSTOWN-MILLIKEN RE-5J | KNOWLEDGE QUEST ACADEMY                          | 357                     | 48.00%                      | 28%                                       | \$32,948.40                                      | \$783,051.44                     |
| WELD     | KEENESBURG RE-3(J)       | CARDINAL COMMUNITY ACADEMY<br>CHARTER SCHOOL     | 135                     | 40.00%                      | 19%                                       | \$12,430.04                                      | \$556,653.34                     |
| WELD     | WINDSOR RE-4             | WINDSOR CHARTER ACADEMY                          | 411                     | 60.00%                      | 14%                                       | \$38,051.16                                      | \$273,932.09                     |







DIVISION OF PUBLIC SCHOOL  
CAPITAL CONSTRUCTION ASSISTANCE

**MAY 2011**

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